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SAN FRANCISCO
HOUSING AUTHORITY COMMISSION

AGENDAS AND MINUTES

JAN. – SEPT. 1997

The Agendas and Minutes of many of these meetings are missing.

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SAN FRANCISCO HOUSING AUTHORITY

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON FRIDAY, JANUARY 24, 1997 AT 1:00 P.M., AT 440 TURK STREET, SAN FRANCISCO

MEETING NOTICE AND AGENDA

Meeting Held:
Friday, January 24, 1997

440 Turk Street
San Francisco, CA 94124

1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **APPROVAL OF MINUTES OF OCTOBER 23 AND NOVEMBER 26, 1996 MEETINGS:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**
   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

   A. Determination and Order Amending Determination and Order D-2 Regarding the San Francisco Housing Authority Procurement Policy, to Increase the Threshold for Commission-level Approval from Those Purchases and Contracts over $25,000.00 to Those Purchases and Contracts over $100,000.00

   B. Determination and Order Authorizing the Acting Executive Director to Make Payment to Sunset Scavenger for Additional Garbage Pick up Service During Fiscal Year 1995-1996 in the Amount Not to Exceed $122,500.00

   C. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract for Architectural Services with the Firm of Fisher-Friedman Associates, Architects, in Association with Miller Simmons Design Group, Architects, for the North Beach (Cal 1-11) Hope VI Planning and Implementation Grants in the Not-to-exceed Amount of $852,750.00, Including Reimbursables

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D. Determination and Order Authorizing the Acting Executive Director to Increase the Encumbrance on P.O. No. 3961, Not-to-exceed $180,000.00, in Order to Pay Existing Invoices for Litigation and General Counsel Services Provided by the San Francisco City Attorney's Office During the 1995-96 Fiscal Year

E. Determination and Order Authorizing the Acting Executive Director to Execute a Purchase Requisition in Order to Pay for Litigation Services Provided by the Firm of Lafayette, Kumagai & Clarke During the 1996-97 Fiscal Year in the Amount of $100,000.00

F. Determination and Order Authorizing the Acting Executive Director to Execute a Purchase Requisition in Order to Pay for Litigation Services Provided by the Firm of McCutchen, Doyle, Brown & Enerson, LLP During the 1995-96 and 1996-97 Fiscal Years in the Amount of $300,000.00

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

7. ADJOURNMENT:

Ray Lavelle

Ray Lavelle
Commission Secretary

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON THURSDAY, MARCH 27, 1997 AT 1:00 P.M., AT 440 TURK STREET, SAN FRANCISCO

MEETING NOTICE AND AGENDA

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1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **APPROVAL OF MINUTES OF JANUARY 24, 1997 MINUTES:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**
   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

A. Determination and Order to Establish a Goal of Hiring Residents to Constitute a Twenty-Five Percent (25%) of the Total Workforce for All Contracts Contracts Performed by the Housing Authority

B. Determination and Order Adopting a Revised Dwelling Lease for the Housing Authority of the City and County of San Francisco for All Residents of Conventional Public Housing

C. Determination and Order Authorizing the Acting Executive Director to Execute a Developer Loan Assignment and Assumption Agreement, a First Amendment to Regulatory Agreement, a First Amendment to Loan Agreement, and a First Amendment to Intercreditor Agreement, in Connection with the Housing Authority's Variable Rate Demand Multifamily Housing Revenue Bonds, 1985 Series D (737 Post Project)

D. Determination and Order Approving an Amendment to Add the Apollo Hotel 80 SRO Units Located at 420 Valencia Street to Section 8 Annual Contributions Contract No. SF-618 and Authorizing Execution Thereof

E. Determination and Order Approving Section 8 Rental Certificate and Rental Voucher Program Annual Contributions Contracts NO. CA001CE0039, NO. CA001CE0040, NO. CA001VO0029, AND NO. CA001VO0030, and Authorizing Execution Thereof

F. Determination and Order Authorizing the Acting Executive Director to Execute Agreements with Honeywell, Inc. for the Energy Conservation Program

G. Determination and Order Authorizing Establishment of a Purchase Order and Execution of Contract(s) for Litigation and General Legal Services by the Firm of Littler, Mendelson, Fastiff, Tichy & Mathiason for the 1996-97 Fiscal Year, in an Amount Not-to-exceed $250,000.00

H Determination and Order Ratifying the Decision by the Acting Executive Director to Engage the Services of the Firm of Deloitte & Touche, LLP for Comprehensive Consulting Support Services in the Leased Housing Program, and Authorizing Establishment of a Purchase Order and Execution of a Contract(s) Thereof, for the 1996-97 Fiscal Year, in an Amount Not-to-exceed $300,000.00

I. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract with Hardison Komatsu Ivelich & Tucker Architects for Professional Design Services for the Comprehensive Modernization of CAL 1-1, Holly Courts Development in the Not to Exceed Amount of $690,000.00

J. Determination and Order Authorizing the Acting Executive Director to Execute Amendment No.2 to the Existing Agreement with Hardison Komatsu Ivelich and Tucker, Contract #A5012, for Architectural and Engineering Services Required for the Design of Replacement Housing for the Hope VI Bernal Dwellings Development for an Amount Not to Exceed $129,490.00 in Fees

K. Determination and Order to Enter into a Contract with Angotti & Reilly, Inc. For Smoke Detector Upgrades at Seven Family Housing Developments (CAL 1-2, Potrero Terrace; CAL 1-3, Sunnydale; CAL 1-10, Potrero Annex; CAL 1-17a, Hunters Point (A) UW; CAL 1-17a, Hunters Point (A) LW; CAL 1-18(3), Hunters View; CAL 1-18(4), Alice Griffith) in an Amount Not-to-exceed $1,349,940.00

L. Determination and Order to Enter into a Contract with Holland Iron Works for Replacement of Tenant Installed Window Grilles at Bedrooms and Associated Work at Various Sites-Seven Family Developments (CAL 1-2, Potrero Terrace; CAL 1-3, Sunnydale; CAL 1-10, Potrero Annex; CAL 1-17A, Hunters Point (A) UW; CAL 1-17A, Hunters Point (A) LW; CAL 1-18(3), Hunters View; CAL 1-18(4), Alice Griffith) in an Amount Not-To-Exceed $986,995.00

M Determination and Order to Enter into a Contract with Golden Bay Fence for the Installation of Perimeter Fencing, Gates and Security System at the CAL 1-4, Valencia Gardens Development, in an Amount Not-to-exceed $462,802.00

N. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract for Hazardous Material Abatement and Demolition Services with the General Contracting Firm of Randazzo Enterprises, Limited, of the Bernal Dwellings (CAL 1-5) Through the Hope VI Implementation Grant in the Not-to-exceed Amount of $837,500, Including Allowances

O. Determination and Order Authorizing the Acting Executive Director or His Designee to Enter into an Amendment to an Existing Predevelopment Loan Agreement Between the Authority and Hayes Valley Apartments II, L.P., to Increase the Principal Balance of That Loan by Approximately $406,721.09 of Hope VI Funds, Which Amendment Will Affect the Timing, but Not the Amount, of Payments Made to the Partnership for Predevelopment Expenses for the Hayes Valley South Site

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

7. ADJOURNMENT:

Ray Lavelle
Commission Secretary

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Cancelled

March 26, 1997

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CANCELLATION OF PUBLIC MEETING

THE SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. THAT WAS TO BE HELD ON THURSDAY, MARCH 27, 1997 AT 1:00 P.M., AT 440 TURK STREET, SAN FRANCISCO

Cancelled

You will receive official notification of the next scheduled meeting.

Ray Lavelle

Ray Lavelle.
Commission Secretary

Cancelled

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April 14, 1997

PUBLIC NOTICE

A SPECIAL MEETING CONDUCTED BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON SATURDAY, APRIL 19, 1997 AT 10:00 A.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA 10 30

Ray Lavelle

Ray Lavelle.
Commission Secretary

A FULL SET OF DOCUMENTS TO BE CONSIDERED AT THIS MEETING WILL BE AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET ON WEDNESDAY AFTERNOON, APRIL 16, 1997.

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON SATURDAY, APRIL 19, 1997 AT 10:30 AM, AT 440 TURK STREET, SAN FRANCISCO

Please note that meeting is at 10:30 AM - NOT 10:00 AM

MEETING NOTICE AND AGENDA

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1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **APPROVAL OF MINUTES OF JANUARY 24, 1997 MINUTES:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**
   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, the Public will have an opportunity to comment on items not on the Agenda.

4. **CONSIDERATION OF ACTION ITEMS:**

A. Determination and Order to Establish a Goal of Hiring Residents to Constitute Twenty-Five Percent (25%) of the Total Workforce for All Contracts Contracts Performed by the Housing Authority

B. Determination and Order Adopting a Revised Dwelling Lease for the Housing Authority of the City and County of San Francisco for All Residents of Conventional Public Housing

C. Determination and Order Authorizing the Acting Executive Director to Execute a Developer Loan Assignment and Assumption Agreement, a First Amendment to Regulatory Agreement, a First Amendment to Loan Agreement, and a First Amendment to Intercreditor Agreement, in Connection with the Housing Authority's Variable Rate Demand Multifamily Housing Revenue Bonds, 1985 Series D (737 Post Project)

D. Determination and Order Approving an Amendment to Add the Apollo Hotel 80 SRO Units Located at 420 Valencia Street to Section 8 Annual Contributions Contract No. SF-618 and Authorizing Execution Thereof

E. Determination and Order Approving Section 8 Rental Certificate and Rental Voucher Program Annual Contributions Contracts NO. CA001CE0039, NO. CA001CE0040, NO. CA001VO0029, AND NO. CA001VO0030, and Authorizing Execution Thereof

F. Determination and Order Authorizing the Acting Executive Director to Execute Agreements with Honeywell, Inc. for the Energy Conservation Program

G. Determination and Order Authorizing Establishment of a Purchase Order and Execution of Contract(s) for Litigation and General Legal Services by the Firm of Littler, Mendelson, Fastiff, Tichy & Mathiason for the 1996-97 Fiscal Year, in an Amount Not-to-exceed $250,000.00

H Determination and Order Ratifying the Decision by the Acting Executive Director to Engage the Services of the Firm of Deloitte & Touche, LLP for Comprehensive Consulting Support Services in the Leased Housing Program, and Authorizing Establishment of a Purchase Order and Execution of a Contract(s) Thereof, for the 1996-97 Fiscal Year, in an Amount Not-to-exceed $300,000.00

I. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract with Hardison Komatsu Ivelich & Tucker Architects for Professional Design Services for the Comprehensive Modernization of CAL 1-1, Holly Courts Development in the Not to Exceed Amount of $690,000.00

J. Determination and Order Authorizing the Acting Executive Director to Execute Amendment No.2 to the Existing Agreement with Hardison Komatsu Ivelich and Tucker, Contract #A5012, for Architectural and Engineering Services Required for the Design of Replacement Housing for the Hope VI Bernal Dwellings Development for an Amount Not to Exceed $129,490.00 in Fees

K. Determination and Order Approving the Proposed Memorandum of Understanding Between the San Francisco Housing Authority and the United Public Employees Union Local 790 Miscellaneous Employees Bargaining Unit, and Authorizing the Acting Executive Director to Execute Said Memorandum of Understanding

L. Determination and Order to Enter into a Contract with Holland Iron Works for Replacement of Tenant Installed Window Grilles at Bedrooms and Associated Work at Various Sites-Seven Family Developments (CAL 1-2, Potrero Terrace; CAL 1-3, Sunnydale; CAL 1-10, Potrero Annex; CAL 1-17A, Hunters Point (A) UW; CAL 1-17A, Hunters Point (A) LW; CAL 1-18(3), Hunters View; CAL 1-18(4), Alice Griffith) in an Amount Not-To-Exceed $986,995.00

M Determination and Order to Enter into a Contract with Golden Bay Fence for the Installation of Perimeter Fencing, Gates and Security System at the CAL 1-4, Valencia Gardens Development, in an Amount Not-to-exceed $462,802.00

N. Determination and Order Authorizing the Acting Executive Director to Enter into a Contract for Hazardous Material Abatement and Demolition Services with the General Contracting Firm of Randazzo Enterprises, Limited, of the Bernal Dwellings (CAL 1-5) Through the Hope VI Implementation Grant in the Not-to-exceed Amount of $837,500, Including Allowances

O. Determination and Order Authorizing the Acting Executive Director or His Designee to Enter into an Amendment to an Existing Predevelopment Loan Agreement Between the Authority and Hayes Valley Apartments II, L.P., to Increase the Principal Balance of That Loan by Approximately $406,721.09 of Hope VI Funds, Which Amendment Will Affect the Timing, but Not the Amount, of Payments Made to the Partnership for Predevelopment Expenses for the Hayes Valley South Site

P. Determination and Order Ratifying the Establishment of a Purchase Order and Execution of a One-month Contract with Personal Protective Services, Inc. For Armed Security Services at Valencia Gardens, North Beach and Westside Courts in an Amount Not-to-exceed $120,000.00, and Also Authorizing a Two-month Extension of the Contract in an Amount Not-to-exceed $237,120.00, for a Total Contract Amount Not-to-exceed $357,120.00

Q. Determination and Order Authorizing the Establishment of a Purchase Requisition for Existing and Future Litigation Services and Counsel Provided by the San Francisco City Attorney's Office in an Amount Not-to-exceed $300,000.00

R. Determination and Order Authorizing the Acting Executive Director to Negotiate and Execute a Contract with Fleischman Architects, Inc. In Association With Carey and Company, for Architectural/Engineering Services for the Reconstruction of the 951 Eddy Street (CAL 1-39(B)) Development, in an Amount Not-To-Exceed $280,000.00

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

7. ADJOURNMENT:

Ray Lavelle
Commission Secretary

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON FRIDAY, MAY 23, 1997 AT 1:00 PM, AT 440 TURK STREET, SAN FRANCISCO

MEETING NOTICE AND AGENDA

1. **CALL TO ORDER and APPROVAL OF AGENDA:**

2. **PUBLIC COMMENT ON AGENDA ITEMS:**

3. **ACTING EXECUTIVE DIRECTOR'S REPORT:**

4. **CONSIDERATION OF ACTION ITEMS:**

A. Determination And Order Authorizing The Acting Executive Director To Enter Into A Contract For Hazardous Material Abatement And Demolition Services With The General Contracting Firm Of Iconco, For Yerba Buena Plaza East (Cal 18(2)) Through The Hope VI Implementation Grant, In An Amount Not-To-Exceed Amount Of $1,775,300.00

B. Determination And Order Authorizing The Acting Executive Director To Execute A Contact With Valoff And Peck To Provide Lead Dust Clean-Up, Paint Stabilization And Painting Services At Cal 1-2, Potrero Terrace Development For Thirteen Buildings (159 Units), In An Amount Not-To-Exceed $324,000.00

C. Determination And Order Authorizing The Acting Executive Director To Execute A Contact With Valoff And Peck To Provide Lead Dust Clean-Up, Paint Stabilization And Painting Services At Cal 1-17(A), Hunter's Point "A" East Development For Sixteen Buildings (80 Units), And Cal 1-18 (3,), Hunter's View Development For Forty-One Buildings (235 Units), In An Amount Not-To-Exceed $967,000.00

D. Determination And Order Authorizing The Acting Executive Director To Execute A Contact With Agnotti & Reilly To Provide Lead Dust Clean-Up, Paint Stabilization And Painting Services At CAL 1-18(3), Hunter's View Development For Four Buildings (24 units), In An Amount Not-To-Exceed $140,000.00

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E. Determination And Order Authorizing the Acting Executive Director To Execute A Contract With Man Wah Construction Co., Inc. For Smoke Detector Upgrades At Twelve Family Housing Developments (Cal 1-1, Holly Courts; Cal 1-4, Valencia Gardens; Cal 1-8, Westside Courts; Cal 1-9, Westbrook Apartments; Cal 1-11, North Beach; Cal 1-16, Alemany; Cal 1-17a, Hunters Point A (E); Cal 1-18(7), Hv-A, 602-642 Velasco; Cal 1-33, 275 Thrift; Cal 1-34, 4101 Noriega; Cal 1-34, 200 Randolph; Cal 1-42, Joan San Jule Apts.) In An Amount Not To Exceed $630,000.00

F. Determination And Order Authorizing The Ratification Of A Purchase Order And Payment To The Oakland Truck Center For The Purchase And Delivery Of Pickup Trucks, Cargo Vans, Dump Trucks And Panel Vans For S.M.A.R.T., H.Q.S., And Preventive Maintenance In An Amount Not To Exceed $344,126.00

5. PUBLIC COMMENT ON NON-AGENDA ITEMS:

6. ADJOURNMENT:

Ray Lavelle
Commission Secretary

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON FRIDAY, JUNE 20, 1997 AT 1:30 PM, AT 440 TURK STREET, SAN FRANCISCO

MEETING NOTICE AND AGENDA

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1. **CALL TO ORDER and APPROVAL OF AGENDA:**
2. **APPROVAL OF MINUTES OF APRIL 19, 1997 MEETING:**
3. **ACTING EXECUTIVE DIRECTOR'S REPORT:**
4. **PUBLIC COMMENT ON AGENDA ITEMS:**
5. **CONSIDERATION OF ACTION ITEMS:**

A. Determination And Order To: 1) Ratify The Decision By The Acting Executive Director To Pay $200,000.00 For Security Services At 22 Senior/Disabled Developments From January 1, 1997 Through March 31, 1997 From Burns Security; 2) Approve Payment For Security Services From Burns Security At 22 Senior/Disabled Developments From April 1, 1997 Through June 20, 1997, In The Amount Of $ 242,000.00; 3) Authorize The Acting Executive Director To Extend Security Services At 22 Senior/Disabled Development With Burns Security, Through September 30, 1997, In An Amount Not-To-Exceed $241,000.00; And 4) Amend The Burns Security Contract To Incorporate These Changes

B. Determination And Order Authorizing The 1997 Comprehensive Grant Program Comprehensive Plan Amendments And Annual Statement And Certifying That The Authority Will Comply With All Applicable Comprehensive Grant Program Requirements

C. Determination and Order Authorizing the Execution of Closing Documents Pertaining to the Reconstruction, Financing, Operation and Management of the Hayes Valley South Development

D. Determination And Order Authorizing The Acting Executive Director To Execute A Grant Agreement With The United States Department Of Housing And Urban Development For The $20,000,000.00 Hope VI Implementation Grant For The North Beach (CAL 1-11) Housing Development

E. Determination And Order Authorizing The Submission Of An Application To The Department Of Housing And Urban Development (HUD) For Hope VI Implementation Grant Funding For Valencia Gardens, Cal 1-4, For $23,230,766.00

F. Determination And Order Authorizing The Acting Executive Director To Negotiate And Enter Into A Contract With Backen Arrigoni & Ross, Inc., Or Alternatively Herman Stoller Coliver Architects, Or Alternatively Hardison Komatsu Ivelich & Tucker, For Architectural/Engineering Consulting Services For The Revitalization Of Cal 1-4, Valencia Gardens Development, Phase 1, In The Not To Exceed Amount Of $100,000.00

G. Determination And Order Authorizing the Acting Executive Director To Enter Into Negotiations With Mission Housing Development Corporation For The Revitalization Of Cal 1-4, Valencia Gardens Development

6. PUBLIC COMMENT ON NON-AGENDA ITEMS:

7. CLOSED SESSION:

Consistent with Government Code 54957.6, Mr. Marchman will adjourn to a closed session for the purpose of conferring on Personnel matters. Prior to adjournment, Mr. Marchman will report on any action taken in closed session.

8. ADJOURNMENT:

Ray Lavelle
Commission Secretary

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THE SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN, ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ., THAT WAS TO BE HELD ON FRIDAY, JUNE 20, 1997 AT 1:30 P.M. HAS BEEN CANCELLED.

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July 2, 1997

PUBLIC NOTICE

A SPECIAL MEETING CONDUCTED BY HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON SATURDAY, JULY 12, 1997 AT 9:30 A.M., AT 440 TURK STREET, SAN FRANCISCO.

AGENDAS FOR THIS MEETING WILL BE AVAILABLE ON THE AFTERNOON OF WEDNESDAY, JULY 9, 1997.

Ray Lavelle

Ray Lavelle.
Commission Secretary

42710

SAN FRANCISCO HOUSING AUTHORITY

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A SPECIAL MEETING OF HUD SECRETARY DESIGNEE KEVIN E. MARCHMAN ACTING PURSUANT TO SFHA RESOLUTION NO. 4604 AND/OR 42 USC 1437 ET SEQ. WILL BE HELD ON SATURDAY, JULY 12, 1997 AT 9:30 AM, AT 440 TURK STREET, SAN FRANCISCO

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MEETING NOTICE AND AGENDA

1. **CALL TO ORDER and APPROVAL OF AGENDA:**
2. **APPROVAL OF MINUTES OF APRIL 19 AND MAY 23, 1997 MEETINGS:**
3. **ACTING EXECUTIVE DIRECTOR'S REPORT:**
4. **PUBLIC COMMENT ON AGENDA ITEMS:**
5. **CONSIDERATION OF ACTION ITEMS:**

A. Determination And Order Authorizing The 1997 Comprehensive Grant Program Comprehensive Plan Amendments And Annual Statement And Certifying That The Authority Will Comply With All Applicable Comprehensive Grant Program Requirements

B. Determination And Order Authorizing The Acting Executive Director To Join With The San Francisco Conservation Corps In Seven (7) Applications For 1998 Community Development Block Grant (CDBG) Funds, For The Conservation Corps To Perform Improvements At Seven (7) Housing Authority Playgrounds (Located At The Sunnydale, Westbrook, Alice Griffith (2), Ping Yuen, Alemany, And 200 Randolph Street Developments), In A Total Amount Of $595,000.00

C. Determination And Order Approving An Amendment To Add The Grand Southern Hotel 52 SRO Units Located At 1091-1099 Mission Street To Section 8 Annual Contributions Contract No. SF-618 And Authorizing Execution Thereof

D. Determination And Order Authorizing The Acting Executive Director To Enter Into A Contract With The City And County Of San Francisco Department Of Human Services For A Period Of One Year To Assist With Administration Of the City's Shelter Plus Care Rental Assistance Program

E. Determination And Order Authorizing The Execution Of Closing Documents Pertaining To The Reconstruction, Financing, Operation And Management Of The Hayes Valley South Development

F. Determination And Order To Adopt A Site-Based Waiting List Developed By The Hayes Valley North And South Development Resident Management Corporation, The Agent, And The San Francisco Housing Authority Which Establishes Local Preferences For 117 Apartments Of Public Housing Assisted Units

G. Determination And Order Authorizing The Acting Executive Director To Execute A Grant Agreement With The United States Department Of Housing And Urban Development For The $20,000,000.00 Hope VI Implementation Grant For The North Beach (Cal 1-11) Housing Development

H. Determination And Order Authorizing The Submission Of An Application To The United States Department Of Housing And Urban Development (Hud) For Hope VI Implementation Grant Funding For The North Beach (Cal 1-11) Housing Development In The Amount Of $6,506,931.00

I. Determination And Order Authorizing The Submission Of An Application To The Department Of Housing And Urban Development (Hud) For Hope VI Implementation Grant Funding For Valencia Gardens, Cal 1-4, For $23,230,641.00

J. Determination And Order Authorizing The Acting Executive Director To Negotiate And Enter Into A Contract With Backen Arrigoni & Ross, Inc., Or Alternatively Herman Stoller Coliver Architects, Or Alternatively Hardison Komatsu Ivelich & Tucker, For Architectural/Engineering Consulting Services For The Revitalization Of Cal 1-4, Valencia Gardens Development, Phase 1, In The Not To Exceed Amount Of $100,000.00

K. Determination And Order Authorizing The Acting Executive Director To Enter Into Negotiations With Mission Housing Development Corporation For The Revitalization Of Cal 1-4, Valencia Gardens Development

L. Determination And Order Regarding Security Services Provided By W.S.B. & Associates At The Rosa Parks Senior/Disabled Development: 1) To Ratify The Decision By The Acting Executive Director For Continuation Of Services, And To Ratify And Authorize Payments For Services Performed, For The Period Of February 1, 1997 Through July 12, 1997, In An Amount Estimated At $58,180.00; 2) To Authorize Continuation Of Services From July 13, 1997 Through September 30, 1997, And Payment In An Amount Estimated At $23,000.00, And, 3) Authorizing The Acting Executive Director To Enter Into A Contract(S) Accordingly, In A Total Amount Not-To-Exceed $81,180.00 (Funds Expected To Be Reimbursed From The Mayor's Office Of Criminal Justice)

M. Determination And Order To: 1) Ratify The Decision By The Acting Executive Director To Engage W.S.B. & Associates For Security Services At The Yerba Buena Plaza East Development, From June 1, 1996 Through May 17, 1997; 2) To Ratify Payments In The Amount Of $122,770.00 For These Services; And 3) To Authorize The Acting Executive Director To Execute A Contract Accordingly

N. Determination And Order Regarding Security Services Provided By Burns International Security Services, Inc. At 22 Senior/Disabled Developments: 1) To Ratify The Decision By The Acting Executive Director To Pay $200,000.00 For Services From January 1, 1997 Through March 31, 1997; 2) To Ratify The Decision By The Acting Executive Director To Continue Services From April 1, 1997 Through July 12, 1997, And To Ratify And Authorize Payments In An Amount Not-To-Exceed $317,500.00; 3) To Authorize Continuation Of Services For The Period July 13, 1997 Through September 30, 1997, And Authorize Payment In An Amount Not-To-Exceed $243,400.00, And 4) To Authorize Execution Of A Contract(S) Accordingly, In A Total Amount Not-To-Exceed $760,900.00

O. Determination And Order Regarding Security Services Provided By Burns International Security Services At The Robert B. Pitts, Potrero Terrace And Annex, Ping Yuen, Yerba Buena Plaza East And Bernal Dwellings Developments, And The 440 Turk Street Administrative Office: 1) To Ratify The Decision By The Acting Executive Director To Provide Security Services At Said Sites; 2) To Ratify Payments In An Amount Not-To-Exceed $274,000.00 For The Period From October 1, 1996 To May 31, 1997; 3) To Authorize Payment For The Period From June 1, 1997 To July 12, 1997 In The Amount Of $112,300.00; 4) To Authorize Continuation Of Services Through September 30, 1997, And To Authorize Payment In An Amount Not To Exceed $67,900.00; And 5) To Authorize The Acting Executive Director To Execute A Contract(S) Accordingly, In An Total Amount Not To Exceed $454,200.00

P. Determination And Order Regarding Security Services Provided By Personal Protective Services, Inc.: 1) Ratifying And Authorizing A $16,720.00 Additional Payment For Services At The North Beach, Valencia Gardens And Westside Courts Developments, For The Period March 25, 1997 Through June 30, 1997; 2) Ratifying The Decision By The Acting Executive Director To Extend Security Services At The North Beach, Valencia Gardens, And Westside Courts Developments For The Period July 1, 1997 Through July 12, 1997 And Authorizing Payment For Said Services In An Amount Estimated At $49,920.00; 3) Authorizing The Continuation Of Services For The Period July 13, 1997 Through July 31, 1997, And Authorizing Payment In An Estimated Amount Of $72,960.00; 4) Ratifying The Decision By The Acting Executive Director To Add Services At The Alice Griffith Development For The Period Of June 10, 1997 Through July 12, 1997, And Ratifying and Authorizing Payment In An Amount Estimated At $48,209.00; 5) Approving Continuation Of Services At The Alice Griffith Development For The Period July 13, 1997 Through September 30, 1997, And Authorizing Payment In An Amount Estimated At $117,950.00; And 6) Authorizing The Acting Executive Director To Execute Contract(S) Accordingly, In A Total Amount Not-To-Exceed $350,000.00

6. PUBLIC COMMENT ON NON-AGENDA ITEMS:

7. EXECUTIVE SESSION:

A. A closed session will be held pursuant to Government Code 54956.9(a) for the purpose of conducting a conference with Legal Counsel on the existing litigation of Barrie Stewart v. SFHA, et al., SF Superior Court Case No. 978337 and Case No. 985907, and USDC Case No. C9700871; and, Lugenia Yates v. SFHA, et al., SF Superior Court Case No. 985906, and USDC Case No. C9700872.

B. An Executive Session will further be held to discuss employment and performance evaluation factors for the position of Acting Executive Director, pursuant to Government Code Section 54957.

8. REPORT ON CLOSED SESSION:

9. ADJOURNMENT:

Ray Lavelle
Commission Secretary

SAN FRANCISCO HOUSING AUTHORITY

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A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION, CALLED BY COMMISSIONERS BYRD, FORD, MORET AND PALEGA WILL BE HELD ON TUESDAY, JULY 29, 1997 AT 10:00 A.M., 1815 EGBERT AVENUE, SAN FRANCISCO, CALIFORNIA 94124

NOTICE AND AGENDA

Special Meeting Held:
Tuesday, July 29, 1997

1815 Egbert Avenue
San Francisco, CA 94124

1. **ROLL CALL:**
   Lee Alfred, Commissioner
   Shirley Byrd, Commissioner
   Rev. Norman Fong, Commissioner
   Richard Ford, Commissioner
   Paula Kitses, Commissioner
   Marisa Moret, Commissioner
   Sululagi Palega, Jr., Commissioner

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2. **APPROVAL OF AGENDA:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**
   NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 07/14/94 as Resolution No. 4297 and revised 02/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 11, the Public will have an opportunity to comment on items not on the Agenda.

4. **WELCOME BY DR. McFARLIN:**

5. **INTRODUCTION OF TRAINING MODULE:**

6. **ROOFTOP REVENUE - ELECTIVE CLASS BY HTVN PRESENTER:**

7. **FINAL COMMENTS BY PARTICIPANTS:**

8. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

9. **ADJOURNMENT:**

Joy Conde

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Held
Tuesday, July 29, 1997

1815 Egbert Avenue
San Francisco, CA 94124

The Board of Commissioners of the Housing Authority of the City and County of San Francisco met in session at 1815 Egbert Avenue, San Francisco, California on Tuesday, July 29, 1997 at 10:00 a.m.

The meeting was called to order by Dr. Emma McFarlin, Executive Monitor.

1. **ROLL CALL:**

PRESENT:
Sululagi Palega, Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

A quorum was present.

ABSENT:
Lee Alfred, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner

ALSO PRESENT:
Dr. Emma McFarlin
Marie Blits, Deputy City Attorney of the City and County of San Francisco
Ana Vargas, CVR Consultant
Carl Williams, Chairman of the Ethics Commission
Ana Bertha, Training Coordinator

2. **APPROVAL OF AGENDA:**

Commissioner Sululagi Palega, Sr., made a motion which was seconded by Commissioner Shirley Byrd to approve the agenda. The motion was passed UNANIMOUSLY.

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

None.

4. **CONSIDERATION OF ACTION: INTRODUCTION OF TRAINING MODULE FOR PUBLIC HOUSING COMMISSIONERS AND ROOFTOP REVENUE**

Ms. Ana Bertha, training officer and diversity coordinator for the SFHA presented the program which involves certification and interactive training to the SFHA Commission. Ms. Bertha also introduced the different certificates; "Section 8 Administration", "Public Housing Management for Commissioners", "Leaders in Training", and "Housing Management". Through interactive video, Ms. Sherry Sullivan then discussed the topic of using roof tops to generate revenues. Rick Liko, Housing Authority Commissioner in a small town in Massachusetts offered a testimonial to the rooftop program's profitability in his district and he explained the process his Housing Authority went through; the excessive staff needs to handle negotiations; and the advantages of hiring the Rooftop Management firms. Mr. Christopher Davis, Director of Tower Resource Management discussed the different types of uses the various communication industries will have regarding rooftops; what qualities make a building valuable; insurance issues; liabilities, and factors affecting a roofs marketability. Mr. Davis further related the different contractual and resident issues to be wary of (insurance and liability, residents with pace makers, cable interference, and the medical effects of microwaves).

5. **FINAL COMMENTS BY PARTICIPANTS:**

Dr. Emma Mcfarlin identified policy issues, Section 3, various union contracts, and the independent union obligations and restrictions regarding hiring practices and apprenticeship ratios.

6. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

None.

7. **ADJOURNMENT:**

With no further business to discuss, the meeting was adjourned at 12:30 pm.

Ronnie Davis
Secretary/Acting Executive Director

Sululagi Palega, Sr.
President

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Special

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Held
Wednesday, August 13, 1997

1815 Egbert Avenue
San Francisco, CA 94124

The Board of Commissioners of the Housing Authority of the City and County of San Francisco met in session at 1815 Egbert Avenue, San Francisco, California on August 13, 1997 at 7:45 a.m.

The meeting was called to order by Dr. Emma McFarlin, Executive Monitor.

1. **ROLL CALL:**

PRESENT:
Sululagi Palega, Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

A quorum was present.

ALSO PRESENT:
Dr. Emma McFarlin., Executive Monitor
Ronnie Davis, Acting Executive Director
Marie Blits, Deputy City Attorney of the City and County of San Francisco
Ana Bertha, SFHA Training Coordinator

2. **APPROVAL OF THE AGENDA:**

Motion by Commissioner Sululagi Palega Sr., which was seconded by Commissioner Shirley Byrd to approve the agenda. The motion was passed UNANIMOUSLY.

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

None.

4. **CONSIDERATION OF ACTION: HOUSING LAW FORUM-OCCUPANCY ISSUES IN ADMISSION AND OPERATIONS**

Through interactive video, Mr. Rob Leonard, senior policy analyst for the Public Housing Occupancy Division at HUD Headquarters, discussed the following current issues and information regarding HUD occupancy and admission requirements:

- Site-based Waiting List;
- Preferences (attracting working families and higher income tenants; training income exclusions and ceiling rents)

- Designated Housing (for elderly families)
- Family and Unit Size
- Ceiling Rents

Mr. Rob Leonard completed the commission training presentation.

5. **FINAL COMMENTS BY PARTICIPANTS:**

Mr. Davis asked the Commission to schedule a meeting to elect officers and for the transfer of authority back to the board. Dr. McFarlin then requested that the meeting be scheduled for August 28, 1997 at 4:00 p.m.

6. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

None.

7. **ADJOURNMENT:**

With no further business to discuss, the meeting was adjourned at 11:45 a.m.

Ronnie Davis
Secretary/Acting Executive Director

Sululagi Palega, Sr.
President

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Special

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION, CALLED BY COMMISSIONERS , SHIRLEY BYRD, MARISA MORET, AND SULULAGI PALEGA, SR. WILL BE HELD ON FRIDAY, SEPTEMBER 5, 1997 AT 1:00 P.M. , 440 TURK STREET, SAN FRANCISCO, CALIFORNIA 94124

NOTICE AND AGENDA

Special Meeting Held:
Friday, September 5, 1997

440 Turk Street
San Francisco, California 94124

1. ROLL CALL:

Lee Alfred Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner
Paula Kitses, Commissioner
Marisa Moret, Commissioner
Sululagi, Palega, Sr., Commissioner

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2. APPROVAL OF AGENDA:

3. ACTING EXECUTIVE DIRECTOR'S REPORT:

4. PUBLIC COMMENT ON AGENDA ITEMS:

Note: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 7/14/94 as Resolution No. 4297 and revised 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 5, the Public will have an opportunity to comment on items not on Agenda.

5. CONSIDERATION OF ACTION ITEMS:

A) Resolution Accepting Return Of The Power, Duty And Authority For Operation And Management Of The San Francisco Housing Authority (SFHA) From The United States Department Of Housing And Urban Development (HUD); And, Requesting That HUD Identify And Commit To Reimbursement To The SFHA, For All Extraordinary Costs, Expenses, And Continued Liability, That Were Incurred During The HUD Recovery Team Management Of The SFHA

B) (1.) Election of a (temporary) President Pro Tem and Vice President Pro Tem, pending formal election of officers at the Annual Meeting of the Housing Authority.

(2.) Determination of date for the Annual Meeting of the Housing Authority, pursuant to SFHA Commission By-Laws Article III. Section I (2/3 majority vote required). Said Annual Meeting shall include the formal election of a Commission President and Vice-President, pursuant to SFHA Commission By-Laws Article II. Section VI

6. **PUBLIC COMMENT ON NON-AGENDA ITEMS:**

7. **EXECUTIVE SESSION:**

Pursuant to Government Code Section 54957, the Commission will meet in Closed Session to discuss and take action upon personnel issues as follows:

A) Continuation of appointment of Dr. Emma D. McFarlin as Executive Monitor; and

B) Continuation of appointment of Ronnie Davis as Acting Executive Director, and appointment as Acting Secretary to the Board of Commissioners.

8. **RECONVENING OF COMMISSION MEETING-OPEN SESSION:**

9. **AJOURNMENT:**

Joy Conde
Acting Office Manager

16.A

RESOLUTION NO. ----------
DATE ADOPTED----------

RESOLUTION ACCEPTING RETURN OF THE POWER, DUTY AND AUTHORITY FOR OPERATION AND MANAGEMENT OF THE SAN FRANCISCO HOUSING AUTHORITY (SFHA) FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT(HUD); AND, REQUESTING THAT HUD IDENTIFY AND COMMIT TO REIMBURSEMENT TO THE SFHA, FOR ALL EXTRAORDINARY COSTS, EXPENSES, AND CONTINUED LIABILITY, THAT WERE INCURRED DURING THE HUD RECOVERY TEAM MANAGEMENT OF THE SFHA

WHEREAS, the San Francisco Housing Authority (SFHA) is a public body, corporate and politic, created and existing under the California Housing Authorities Law (Health And Safety Code Section 34200, et seq.) pursuant to action of the Board of Supervisors of the City and County of San Francisco; and,

WHEREAS, the San Francisco Housing Authority has previously entered into Annual Contributions Contracts (ACCs) and other contracts and agreements with the United States Department of Housing and Urban Development (HUD) pursuant to the United States Housing Act 42 U.S.C. Section 1437, et seq., and related federal law and regulations; and,

WHEREAS, On March 8, 1996, the Board of Commissioners of the Housing Authority of the City and County of San Francisco adopted Resolution 4604, which provided on a temporary basis that, inter alia,:

> "The United States Department of Housing and Urban Development acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee (hereafter referred to as the "HUD Secretary"), shall have the power, duty and authority currently held by the Board of Commissioners and Executive Director to manage the SFHA.
>
> The HUD Secretary shall have full power, duty and authority to manage, operate, possess and oversee the assets, projects, programs and personnel of SFHA."; and,

WHEREAS, HUD accepted this temporary transfer, and undertook the management and operation of the Housing Authority over the past seventeen and one-half months, including providing a very generous commitment of HUD personnel and other resources; and,

WHEREAS, Resolution 4604 also provided, inter alia, that:

> "When the HUD Secretary informs the San Francisco Housing Authority Commission and the Mayor of San Francisco in writing that it is no longer in the best interest of HUD and the residents of SFHA for HUD to continue to exercise power, duty and authority pursuant to this Resolution, said power, duty and authority shall terminate."; and,

WHEREAS, the SFHA Commission would like to request that HUD provide the SFHA, at the earliest possible date, but no later than September 30, 1997, with a complete identification of all extraordinary costs, expenses, and continued liability that were incurred during the HUD Recovery Team management of the SFHA. Also at the earliest possible date, but no later than September 30, 1997, the SFHA Commission would like to request that HUD commit to reimburse of the SFHA for all such extraordinary costs, expenses and continued liability that were incurred during the HUD Recovery Team management of the SFHA; and,

WHEREAS, the HUD Secretary has now informed the Mayor and the Housing Authority Commission pursuant to Resolution 4604, that as of _____, HUD, acting in the best interests of the parties and the SFHA residents, will return the power, duty and authority to manage and operate the San Francisco Housing Authority to local control (a copy of said written notification, dated _____is attached and incorporated herein by referenced as Exhibit A); and,

WHEREAS, the Board of Commissioners of the Housing Authority of the City and County of San Francisco wishes to accept this return of power, duty, and authority, from the United States Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Housing Authority of the City and County of San Francisco thanks the United States Department of Housing and Urban Development for its generous commitment of personnel and other resources since March 8, 1996.

2. The return of all power, duty and authority which was temporarily transferred by the SFHA to HUD through Resolution No. 4604 on March 8, 1996, is hereby fully accepted, according to the date and time set forth in Exhibit A. (Exhibit A, as referenced above, is attached and incorporated herein by reference).

3. All exercises of power, duty and authority by the HUD Secretary and his Designee pursuant to Resolution No. 4604, whether by adoption of a Determination & Order or otherwise, is hereby ratified, including but not limited to exercises relating to the following matters:

    - The management, operation, possession and oversight of the assets, projects, programs and personnel of SFHA,

    - The execution, amendment, or termination of any and all documents, contracts, and agreements, which could otherwise have been executed or amended or terminated by the Board of Commissioners and/or the Executive Director,

    - The amendment or other change of SFHA policies, or rules or procedures or by-laws, which otherwise could have been amended or changed by the Board of Commissioners and/or the Executive Director, and

    - The exercise of powers conferred by the policies, rules, procedures and by-laws of the San Francisco Housing Authorities on the Housing Authority Commission, the Executive Director and the Employees and Agents of the Housing Authority.

Any policy, rule, procedure, by-law, contract, agreement, or other document, which by its terms currently vests power, duty or authority in the HUD Secretary and/or his Designee pursuant to their capacity under Resolution No. 4604, shall instead now vest that power, duty or authority in the Board of Commissioners.

4. The SFHA requests that, at the earliest possible date, but no later than September 30, 1997: (a) HUD provide the SFHA with a complete identification of all extraordinary costs, expenses, and continued liability that were incurred during the HUD Recovery Team management of the SFHA; and, (b) that HUD commit to reimbursement of the SFHA for all such extraordinary costs, expenses, and continued liability that were incurred during the HUD Recovery Team management of the SFHA.

16A

5. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Marie Corlett Blits
Deputy City Attorney

Date:

Amended

RESOLUTION NO. 4604
DATE ADOPTED 3/8/96

PROVIDING

RESOLUTION TEMPORARILY ~~DELEGATING~~ POWER, DUTY AND AUTHORITY FOR OPERATION AND MANAGEMENT OF THE SAN FRANCISCO HOUSING AUTHORITY (SFHA) TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND AMENDING SFHA POLICIES, RULES, PROCEDURES AND BY-LAWS ACCORDINGLY

WHEREAS, the San Francisco Housing Authority is a public body, corporate and politic, created and existing under the California Housing Authorities Law (Health & Safety Code §§ 34200, *et seq.*) pursuant to action of the Board of Supervisors of the City and County of San Francisco (see, §§ 34240, 34241); and,

WHEREAS, the San Francisco Housing Authority (SFHA) has previously entered into Annual Contributions Contracts (ACCs) and other contracts and agreements with the United States Department of Housing and Urban Development (HUD) pursuant to the United States Housing Act of 1937, 42 U.S.C. § 1437, *et seq.*, and related federal law and regulation; and,

WHEREAS, the SFHA Board of Commissioners is aware that SFHA scores under the HUD Public Housing Management Assessment Program (PHMAP) have been declining; and,

WHEREAS, a PHMAP score of 60 or below is the threshold for designation by HUD of a public housing authority as "troubled" (see, 42 U.S.C. 2437d(j), and 24 C.F.R. Part 901); and,

WHEREAS, the SFHA Board of Commissioners acknowledges that the Housing Authority's declining PHMAP scores could provide a basis for HUD declaring a breach or default of HUD requirements, including a breach or default of the ACC for failure to promote serviceability, efficiency, economy, and stability, as required by the ACC; and,

WHEREAS, the SFHA Board of Commissioners wishes to avoid a declaration of breach or default of the Annual Contributions Contract or of other HUD contracts or requirements; and,

WHEREAS, it is in the best interest of the parties and residents to reach an amicable resolution of the issues arising from such anticipatory breach and default; and,

WHEREAS, the SFHA Board of Commissioners wishes to promote improvements in the efficient and economic administration of SFHA for the benefit of its residents and the community; and,

WHEREAS, improvements in SFHA would be enhanced through a further cooperative relationship among HUD and the City and County of San Francisco and the SFHA; and,

WHEREAS, HUD has offered technical assistance through a recovery team and other recovery resources which will be provided to the SFHA upon specified conditions; and,

WHEREAS, HUD Secretary Henry Cisneros has indicated his intent to cooperate with the Mayor of the City and County of San Francisco in this recovery process; and,

WHEREAS, the SFHA is authorized under the California Housing Authorities Act to accept financial assistance from the federal government "for or in aid of any housing project within its area of operation," and "for these purposes [to] comply with . . . conditions . . . or agreements necessary, convenient, or desirable," and to "do any and all things necessary or desirable to secure the financial aid or cooperation of the federal government in the undertaking, construction, maintenance, or operation of any housing project by an authority . . . " (See, Health and Safety Code § 34327).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The United States Department of Housing and Urban Development acting through HUD Secretary Henry Cisneros or his successor in office, and his or her designee (hereafter referred to as the "HUD Secretary"), shall have the power, duty and authority currently held by the Board of Commissioners and Executive Director to manage the SFHA. (Health & Safety Code § 34280.)

2. The HUD Secretary shall have full power, duty and authority to manage, operate, possess and oversee the assets, projects, programs and personnel of SFHA.

3. The HUD Secretary shall have full power, duty and authority to execute or amend or terminate any and all documents, contracts, and agreements which could otherwise be executed or amended or terminated by the Board of Commissioners and/or the Executive Director.

4. The HUD Secretary shall have full power, duty and authority to amend or otherwise change any and all existing SFHA policies or rules or procedures or by-laws which could otherwise be amended or changed by the Board of Commissioners and/or the Executive Director.

5. The HUD Secretary shall have the powers conferred by the policies, rules, procedures and by-laws of the San Francisco Housing Authority on the Housing Authority Commission, the Executive Director, and employees and agents of the Housing Authority.

6. Current SFHA policies, rules, procedures and by-laws are hereby deemed amended to conform to this Resolution, including but not limited to all personnel, procurement and finance policies, rules and procedures.

7. When the HUD Secretary informs the San Francisco Housing Authority Commission and the Mayor of San Francisco in writing that it is no longer in the best interest of HUD and the residents of SFHA for HUD to continue to exercise power, duty and authority pursuant to this Resolution, said power, duty and authority shall terminate.

8. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Marie Corlett Blits
Deputy City Attorney

Date: March 6, 1996

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION, CALLED BY COMMISSIONERS MARISA MORET, REV. NORMAN FONG, SHIRLEY BYRD AND PAULA KITSES WILL BE HELD ON WEDNESDAY, SEPTEMBER 10, 1997 AT 7:45 AM, 1815 EGBERT AVENUE, SAN FRANCISCO , CALIFORNIA 94124

NOTICE AND AGENDA

Special Meeting Held:
Wednesday, September 10, 1997

1815 Egbert Avenue
San Francisco, CA 94124

1. **ROLL CALL:**

   Lee Alfred, Commissioner
   Shirley Byrd, Commissioner
   Rev. Norman Fong, Commissioner
   Richard Ford, Commissioner
   Paula Kitses, Commissioner
   Marisa Moret, Commissioner
   Sululagi Palega, Sr., Commissioner

2. **APPROVAL OF AGENDA:**

3. **PUBLIC COMMENT ON AGENDA ITEMS:**
   Note: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 7/14/94 as Resolution No. 4297 and revised 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 5, the Public will have an opportunity to comment on items not on the Agenda.

4. **HOUSING LAW FORUM-POLITICAL ACTIVITY IN PHA'S:**

5. **FINAL COMMENTS BY PARTICIPANTS:**

6. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

7. **ADJOURNMENT:**

Joy Conde by Bfx
Joy Conde
Acting Office Manager

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Held
Wednesday, September 10, 1997

1815 Egbert Avenue
San Francisco, CA 94124

The Board of Commissioners of the Housing Authority of the City and County of San Francisco met in session at 1815 Egbert Avenue, San Francisco, California on Wednesday, September 10, 1997 at 7:45 a.m.

The meeting was called to order by President Sululagi Palega, Sr.

1. **ROLL CALL:**

PRESENT: Sululagi Palega, Sr., President
Paula Kitses, Vice President
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Marisa Moret, Commissioner

A quorum was present.

ABSENT: Lee Alfred, Commissioner
Richard Ford, Commissioner

ALSO PRESENT: Dr. Emma McFarlin, Executive Monitor
Carl Williams

2. **APPROVAL OF AGENDA:**

Commissioner Sululagi Palega Sr., made a motion, which was seconded by Commissioner Paula Kitses to approve the agenda. The motion was passed UNANIMOUSLY.

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

None.

4. **CONSIDERATION OF ACTION: HOUSING LAW FORUM/POLITICAL ACTIVITY IN PHAs**

Through interactive video, Jessica L. Parks, president of KSH Law Program, Inc, and counsel to the law firm of Kator & Scott, presented to the San Francisco Housing Authority Commission the following :

- The Hatch Act; its importance to State and Local Employees;
- Who is Covered-Who Is not Covered;
- Political Do's & Don't for State and Local Employees;
- The Office of Special Counsel; and
- Chapter 15, Title 5, United State Code

Minutes of the Special Meeting Held
Wednesday, September 10, 1997

1815 Egbert Avenue
San Francisco, CA 94124

5. **FINAL COMMENTS BY PARTICIPANTS:**

None.

6. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

None.

7. **ADJOURNMENT:**

With no further business to discuss, the meeting was adjourned at 12:35 p.m.

Ronnie Davis
Secretary/Acting Executive Director

Sululagi Palega
President

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION, CALLED BY COMMISSIONERS SULULAGI PALEGA, SR., PAULA KITSES, AND SHIRLEY BYRD WILL BE HELD ON MONDAY, SEPTEMBER 15, 1997 AT 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA 94102

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NOTICE AND AGENDA

Special Meeting Held:
Monday, September 15, 1997

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALL:**

Sululagi Palega, Sr., President Pro Tem
Paula Kitses, Vice President Pro Tem
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

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2. **APPROVAL OF AGENDA:**

3. **ACTING EXECUTIVE DIRECTOR'S REPORT:**

4. **PUBLIC COMMENT ON AGENDA ITEMS:**

Note: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority rules Governing Public Testimony adopted 7/14/94 as Resolution No. 4297 and revised 2/23/95 as Resolution No. 4423. Prior to adjournment, after Item No. 5, the Public will have an opportunity to comment on items not on the Agenda.

5. **CONSIDERATION OF ACTION ITEMS:**

A) Annual Meeting of the Housing Authority: Election Of President And Vice President Of The Board Of Commissioners

B) Resolution Authorizing The Acting Executive Director To Execute Contract Amendment No. 1 To Contract No. 97017 With The Firm Of Bay Architects Associates (BAA) To Provide Architectural Services For the San Francisco Housing Authority Uniform Federal Accessibility Standards (UFAS) And 504 Compliance Program, In An Amount Not-To-Exceed $75,000.00

C) Resolution Authorizing The Acting Executive Director To Execute Amendment No. 1 To Contract No. 97016 With The Firm Of Hardison, Komatsu Ivalich And Tucker (HKIT), Architects, To Provide Architectural Services For Uniform Federal Accessibility Standards (UFAS) And 504 Compliance In An Amount Not-To Exceed $75,000.00

D) Resolution And Order Authorizing The Acting Executive Director To Negotiate And Execute Contracts With QST Environmental Inc., And RGA Environmental Inc., To Provide Lead Based Paint (LBP) Consulting Services On An As Needed, Task Assignment Basis For All Developments, Each Contract In An Amount-Not-To-Exceed $300,000.00, With The Total Of The Two Contracts Not In Excess Of $600,000.00

E) Resolution Approving Low-Income Operating Budget Revision No. 1 For The Period October 1, 1996 To September 30, 1997 Covering Low-Income Developments Under Contract SF-255

6. **PUBLIC COMMENT ON NON-AGENDA ITEMS:**

7. **ADJOURNMENT**

Joy Conde
Acting Office Manager

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Sululagi Palega, Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

DOCUMENTS DEPT.

SEP 15 1997

SAN FRANCISCO
PUBLIC LIBRARY

FROM: Ronnie Davis, Secretary/Acting Executive Director

DATE: September 15, 1997

SUBJECT: RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE AMMENDMENT NO. 1 TO CONTRACT #97017 WITH THE FIRM OF BAY ARCHITECTS ASSOCIATES, INC. (BAA), TO PROVIDE ARCHITECTURAL SERVICES FOR UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND 504 COMPLIANCE IN AN AMOUNT NOT TO EXCEED $75,000

Attached you will find a Resolution authorizing the Acting Executive Director to execute an Amendment No. 1 to Contract No.l 97017 with the firm of BAA. This amendment will add an amount not to exceed $75,000 to the original $98,000 Contract for a total of $173,000. Under this contract, BAA is performing urgently needed work to comply with a Court Order requiring modifications to apartments and common spaces for wheelchair accessibility.

BAA is currently working on plans for common spaces and apartments for 7 senior buildings. Amendment of this contract will enable BAA to complete the apartments at the remaining senior developments and proceed with common space compliance at family developments.

Background:

The San Francisco Housing Authority is under a Court Order to modify 300 apartments along with ancillary common spaces to be fully accessible in compliance with the 1988 Uniform Federal Accessibility Standards (UFAS). HUD also requires Section 504 compliance for common spaces.

The Authority's attorney, Mr. Gary Lafayette of Lafayette, Kumagai and Clarke, has informed us that if the Authority does not comply, we may be held in Contempt of Court and subject to

severe financial penalties. Additionally, if we do not fulfill our obligations, the agency may be subjected to additional litigation and claims for damages by tenants and applicants whose claims may otherwise be barred.

From June, 1990 through March, 1997, the Authority modified 83 units for full accessibility. The Authority also has planned eighty more fully accessible units with the first three HOPE VI developments. The remaining 137 required units must be substantially complete by December, 1997.

A "Special Master", Mr. Logan Hopper, has been appointed by the Court to oversee the process. Mr. Hopper has identified the probable locations for the 137 barrier free units in 24 developments. Of these, 39 units are required in 6 Family developments and 98 units are required in 18 Senior developments.

To expedite the modifications process, Logan Hopper recommended to the Court, that the Authority hire three architectural firms to design and prepare construction documents for the required modifications. The Authority issued an Request for Qualifications, selected three architectural firms, prepared a D&O which was approved, and subsequently signed contracts with the three firms. A copy of the D&O is attached along with the Memorandum describing the selection process. The three architects awarded Contracts are:

- Bay Architects Associates:
  Contract #97017 in the amount of $98,000.00 approved on March 13, 1997.

- Hardison, Komatsu, Ivalich and Tucker (HKIT):
  Contract #97016 in the amount of $98,000.00 approved on March 13, 1997.

- Zachary Nathan, Architect:
  Contract #97018 in the amount of $98,000.00 approved on March 13, 1997.

The Architectural work was started at the end of March. In the past four months, the following has been accomplished:

Architectural Work Completed:

- Surveys for ADA deficiencies have been completed at fifteen buildings.
- Design Documents for ADA Compliance have been completed at twelve buildings.
- Construction Documents for ADA Compliance have been issued for two buildings.
- Construction Documents have been issued for ramps at two developments.
- Designs have been approved and Construction Documents are being prepared for five Entry Ramps.
- Design drawings have been prepared for twenty seven unit types.
- Construction Documents have been prepared for eighteen unit types.
- Construction has been completed at 5 units and is in progress at twenty units.
- Fifty one senior and 12 family units have been identified for accessibility modifications.

Work Remaining:

H.U.D. requires that the Authority's compliance with Section 504 include providing accessibility throughout common spaces of all developments. The Authority's Court Settlement Agreement requires 137 fully accessible units. To achieve these requirements, architectural plans are still needed for the following:

- Design documents: Common spaces for five senior buildings.
- Construction documents: Common spaces for seventeen senior buildings.
- Design and Construction documents for nine family developments with accessible units and assessment of common spaces in the remaining developments.
- Design and construction documents for fourteen unit types in senior buildings.
- Design and construction documents for seven unit types in family developments.

Estimated Construction Costs:

Senior Units and Common Spaces estimates.....$5,694,750.00

Family Units and Common Spaces estimates $4,400,000.00

TOTAL $10,094,750.00

Once this Resolution is approved, the Acting Executive Director will be able to execute a contract amendment for additional work and additional work can be completed.

I urge you to approve this Resolution.

(Materials Prepared by Mary Bulota and Barbara Smith - Housing Development)

RESOLUTION NO._____
DATE ADOPTED_____

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE AMMENDMENT NO. 1 TO CONTRACT #97017 WITH THE FIRM OF BAY ARCHITECTS ASSOCIATES, INC. (BAA), TO PROVIDE ARCHITECTURAL SERVICES FOR UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND 504 COMPLIANCE IN AN AMOUNT NOT TO EXCEED $75,000

WHEREAS, the San Francisco Housing Authority (SFHA) under court order to provide 300 fully accessible, barrier-free units in compliance with the **Uniform Federal Accessibility Standards, (UFAS 1988 Edition)**; and

WHEREAS, the Court Appointed Special Master recommended to the Court that the Authority hire three architectural firms in order to expedite compliance; and

WHEREAS, the San Francisco Housing Authority (SFHA) solicited Statements of Qualifications from experienced architects and their consultants for the purpose of providing architectural services for The Uniform Federal Accessibility Standards (UFAS) and 504 Compliance; and

WHEREAS, Statements of Qualifications were received, and reviewed and three firms selected on the basis of qualifications; and

WHEREAS, Contracts were signed with the three selected firms including BAA for an amount not-to-exceed $98,000; and

WHEREAS, The firms have worked towards fulfilling UFAS/504 requirements; and

WHEREAS, Additional architectural services are needed to fulfill the Court and HUD's requirements; and

WHEREAS, funding is available through the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Acting Executive Director is authorized to execute amendment No. 1 to Contract #97017 with the architectural firm of Bay Architects Associates, Inc. ***for the services described above in an amount not-to-exceed $75,000.00.***

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl L. Bregman
Deputy City Attorney

Date

AMENDMENT #1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARD FORM **AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO** (Owner) and BAY ARCHITECTS ASSOCIATES, INC. (Architect), **CONTRACT #** 97017 awarded March 13, 1997, for Architectural and Engineering Consulting Services required for the Implementation of the San francisco Housing Authority's Uniform Federal accessibility Standards (UFAS) Compliance Program shall include the following changes, modifications, additions and clarifications as part of the Agreement. All other portions of the Agreement shall remain unchanged.

CONTRACT AMOUNTS: This Amendment increases the Contract Amount and the Contract Amount plus Reimbursable Expense as follows:

Contract Amount	$98,000.00
This Amendment	75,000.00
Revised Contract Amount	$173,000.00

**** END OF AMENDMENT ****

BAY ARCHITECTS ASSOCIATES, INC.
1550 PACIFIC AVE.
FRANCISCO, CA 94109

_____
Signature

_____
Name, type or print

_____
Title

_____
Date

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

_____
Ronnie Davis
Acting Executive Director

_____
Date

APPROVED AS TO FORM:

_____
Signature

_____
Title

_____
Date

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Sululagi Palega, Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

DOCUMENTS DEPT.

SEP 15 1997

SAN FRANCISCO
PUBLIC LIBRARY

FROM: Ronnie Davis, Secretary/Acting Executive Director

DATE: September 15, 1997

SUBJECT: RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE CONTRACT AMENDMENT NO. 1 TO CONTRACT NO. 97016 WITH THE FIRM OF HARDISON, KOMATSU, IVALICH AND TUCKER (HKIT) TO PROVIDE ARCHITECTURAL SERVICES FOR THE SAN FRANCISCO HOUSING AUTHORITY UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND 504 COMPLIANCE PROGRAM, IN AN AMOUNT NOT-T0-EXCEED $75,000.00

Attached you will find a Resolution authorizing the Acting Executive Director to execute an Amendment No. 1 to Contract No.l 97016 with the firm of HKIT. This amendment will add an amount not to exceed $75,000 to the original $98,000 Contract for a total of $173,000. Under this contract, HKIT is performing urgently needed work to comply with a Court Order requiring modifications to apartments and common spaces for wheelchair accessibility.

HKIT is currently working on plans for apartment and common space modifications at five (5) senior buildings and two (2) family developments. Amendment of this contract will enable HKIT to complete common spaces at the remaining developments.

Background:

The San Francisco Housing Authority is under a Court Order to modify 300 apartments along with ancillary common spaces to be fully accessible in compliance with the 1988 Uniform Federal Accessibility Standards (UFAS). HUD also requires Section 504 compliance for common spaces.

The Authority's attorney, Mr. Gary Lafayette of Lafayette, Kumagai and Clarke, has informed us that if the Authority does not comply, we may be held in Contempt of Court and subject to severe financial penalties. Additionally, if we do not fulfill our obligations, the agency may be subjected to

additional litigation and claims for damages by tenants and applicants whose claims may otherwise be barred.

From June, 1990 through March, 1997, the Authority modified 83 units for full accessibility. The Authority also has planned eighty more fully accessible units with the first three HOPE VI developments. The remaining 137 required units must be substantially complete by December, 1997

A "Special Master", Mr. Logan Hopper, has been appointed by the Court to oversee the process. Mr. Hopper has identified the probable locations for the 137 barrier free units in 24 developments. Of these, 39 units are required in 6 Family developments and 98 units are required in 18 Senior developments.

To expedite the modifications process, Logan Hopper recommended to the Court, that the Authority hire three architectural firms to design and prepare construction documents for the required modifications. The Authority issued an Request for Qualifications, selected three architectural firms, prepared a D&O which was approved, and subsequently signed contracts with the three firms. A copy of the D&O is attached along with the Memorandum describing the selection process. The three architects awarded Contracts are:

- Bay Architects Associates:
  Contract #97017 in the amount of $98,000.00 approved on March 13, 1997.

- Hardison, Komatsu, Ivalich and Tucker (HKIT):
  Contract #97016 in the amount of $98,000.00 approved on March 13, 1997.

- Zachary Nathan, Architect:
  Contract #97018 in the amount of $98,000.00 approved on March 13, 1997.

The Architectural work was started at the end of March. In the past four months, the following has been accomplished:

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- Construction Documents for ADA Compliance have been issued for two buildings.
- Construction Documents have been issued for ramps at two developments.
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- Construction has been completed at 5 units and is in progress at twenty units.
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Work Remaining:

H.U.D. requires that the Authority's compliance with Section 504 include providing accessibility throughout common spaces of all developments. The Authority's Court Settlement Agreement requires 137 fully accessible units. To achieve these requirements, architectural plans are still needed for the following:

- Design documents: Common spaces for five senior buildings.

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- Design and Construction documents for nine family developments with accessible units and assessment of common spaces in the remaining developments.
- Design and construction documents for fourteen unit types in senior buildings.
- Design and construction documents for seven unit types in family developments.

Estimated Construction Costs:

Senior Units and Common Space estimate:	$5,694,750.00
Family Units and Common Spaces estimates	$4,400,000.00
TOTAL	$10,094,750.00

Once this Resolution is approved, the Acting Executive Director will be able to execute a contract amendment for additional work and additional work can be completed.

I urge you to approve this Resolution.

(Materials Prepared by: Mary Bulota and Barbara Smith- Housing Development)

RESOLUTION NO._____
DATE ADOPTED_____

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 1 TO CONTRACT #97016 WITH THE FIRM OF HARDISON, KOMATSU IVALICH AND TUCKER (HKIT), ARCHITECTS, TO PROVIDE ARCHITECTURAL SERVICES FOR UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND 504 COMPLIANCE IN AN AMOUNT NOT-TO-EXCEED $75,000

WHEREAS, the San Francisco Housing Authority (SFHA) is under court order to provide 300 fully accessible, barrier-free apartments in compliance with the **Uniform Federal Accessibility Standards, (UFAS 1988 Edition)**; and

WHEREAS, the Court Appointed Special Master recommended to the Court that the Authority hire three architectural firms in order to expedite compliance; and

WHEREAS, the San Francisco Housing Authority (SFHA) solicited Statements of Qualifications from experienced architects and their consultants for the purpose of providing architectural services for The Uniform Federal Accessibility Standards (UFAS) and 504 Compliance; and

WHEREAS, Statements of Qualifications were received, and reviewed and three firms selected on the basis of qualifications; and

WHEREAS, Contracts were signed with the three selected firms including HKIT for an amount not-to-exceed $98,000; and

WHEREAS, The firms have worked towards fulfilling UFAS/504 requirements; and

WHEREAS, Additional architectural services are needed to fulfill the Court and HUD's requirements; and

WHEREAS, funding is available through the Comprehensive Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Acting Executive Director is authorized to execute amendment No. 1 to Contract #97016 with the architectural firm of Hardison, Komatsu Ivalich and Tucker (HKIT) ***for the services described above in an amount not-to-exceed $75,000.00.***

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl L. Bregman
Deputy City Attorney

Date

AMENDMENT #1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARD FORM **AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO** (Owner) and **HARDISON KOMATSU IVELICH AND TUCKER** (Architect), **CONTRACT #** 97016 awarded March 13, 1997, for Architectural and Engineering Consulting Services required for the Implementation of the San francisco Housing Authority's Uniform Federal accessibility Standards (UFAS) Compliance Program shall include the following changes, modifications, additions and clarifications as part of the Agreement. All other portions of the Agreement shall remain unchanged.

CONTRACT AMOUNTS: This Amendment increases the Contract Amount and the Contract Amount plus Reimbursable Expense as follows:

Contract Amount	$98,000.00
This Amendment	75,000.00
Revised Contract Amount	$173,000.00

**** END OF AMENDMENT ****

HARDISON KOMATSU IVELICH
AND TUCKER
400 Second Street, Suite 200
San Francisco, California 94107

_____
Signature

_____
Name, type or print

_____
Title

_____
Date

HOUSING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

_____
Ronnie Davis
Acting Executive Director

_____
Date

APPROVED AS TO FORM:

_____
Signature

_____
Title

_____
Date

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Sululagi Palega, Sr., President
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Richard Ford, Commissioner
Marisa Moret, Commissioner

DOCUMENTS DEPT.

SEP 15 1997

SAN FRANCISCO
PUBLIC LIBRARY

FROM: Ronnie Davis, Secretary/Acting Executive Director

DATE: September 15, 1997

SUBJECT: **RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CONTRACTS WITH QST ENVIRONMENTAL INC. AND RGA ENVIRONMENTAL TO PROVIDE LEAD BASED PAINT (LBP) CONSULTING SERVICES ON AN AS NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS, EACH CONTRACT IN AN AMOUNT NOT-TO-EXCEED $300,000.00, WITH THE TOTAL OF THE TWO CONTRACTS NOT IN EXCESS OF $600,000.00**

This Resolution will authorize the Acting Executive Director to negotiate and enter into contracts with two qualified lead based paint consulting firms on an as needed, task assignment basis for all developments over the next two years. This contract will provide for assistance to the Authority in the management of lead based paint and associated hazards, which present a health risk to resident families (especially young children) and workers, at all developments.

On April 4, 1997, the Authority advertised for proposals for Lead Based Paint Consultants to assist in complying with a myriad of regulations and requirements including: Lead Based Paint Prevention Act and subsequent revisions, Title X (Residential Lead Poisoning Prevention Act), Housing Authority Risk Retention Group LBP mandates, Cal/OSHA rules and the San Francisco City and County LBP Ordinance.

On April 17, 1997, the Housing Authority received proposals from two LBP Consulting firms. The staff reviewed the proposals and concluded that both respondents were well qualified.

Consequently, staff recommends utilizing both QST Environmental Inc. (formerly Environmental Science and Engineering, Inc.) and RGA Environmental Inc. on an as needed, task assignment basis. Each contract shall not exceed $300,000, with the total of the two contracts not in excess of $600,000.00.

These contracts will furnish the consulting services required to provide on an as needed, task assignment basis technical assistance and guidance to insure that the LBP identification, management and abatement activities are conducted according to statutory requirements and current "good practice" guidelines.

SFHA has initiated an aggressive program to address lead based paint and associated hazards, especially at family developments, and the money authorized by this contract will provide funding consulting services to support this program through June of 1999.

Typical activities that require stand-by consulting services include:

1. Prepare specifications and mark drawings where LBP components have been identified for abatement work, interim controls and/or building demolition.
2. Provide oversight, inspection and clearance testing for lead-based paint related work, this includes: demolition work, abatement activities, interim controls and maintenance work.
3. Provide training classes, prepare safe work procedures, and conduct air sampling for Maintenance personnel on LBP work to assure it is in accordance with regulatory mandates (Cal/OSHA) and the HUD Guidelines.
4. Conduct LBP testing and risk assessment for lead hazards in an apartment and/or play area where and EBL child spends considerable time.
5. Conduct LBP testing of painted surfaces as needed to prepare workplans for LBP related work or provide the required notification to a contractor of the presence of hazardous materials.
6. Respond promptly to LBP incidents and emergencies.

Over the next two years the Authority plans to perform lead based paint related activities costing almost six million dollars. LBP Consulting services generally range from 10 to 25% of the parent activity, so six hundred thousand dollars is well within the anticipated expenditures for such services.

As this work is needed to eliminate a health hazard to residents and staff and to comply with regulatory mandates, we recommend adoption of this Resolution.

(Materials Prepared by: Richard McGuire and Barbara Smith - Housing Development)

RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE CONTRACTS WITH QST ENVIRONMENTAL INC. AND RGA ENVIRONMENTAL INC. TO PROVIDE LEAD BASED PAINT (LBP) CONSULTING SERVICES ON AN AS NEEDED, TASK ASSIGNMENT BASIS FOR ALL DEVELOPMENTS, EACH CONTRACT IN AN AMOUNT NOT-TO-EXCEED $300,000.00, WITH THE TOTAL OF THE TWO CONTRACTS NOT IN EXCESS OF $600,000.00

WHEREAS, by Request for Qualifications dated April 4, 1997, the Housing Authority sought qualified Lead-Based Paint Consulting firms to assist SFHA perform all the LBP activities required of Housing Authorities to protect residents and staff; and

WHEREAS, on April 17, 1997, the Housing Authority received two proposals, from QST Environmental Inc. and RGA Environmental Inc.; and

WHEREAS, Housing Authority staff reviewed the proposals and found both firms qualified to provide the required services to the Authority; and

WHEREAS, Housing Authority staff determined that the manner in which to utilize these firms to the best advantage of the Housing Authority would be to contract with both firms for services on as-needed, task assignment basis; and

WHEREAS, funding is available within the 1992, 1993, 1994, and 1995 Comprehensive Grant Program budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Designated Acting Executive Director is authorized to negotiate and execute two contracts, both substantially in the form as attached, for the above-described work with:

    A) QST Environmental Inc. in an amount not to exceed $300,000.00; and
    B) RGA Environmental Inc. in an amount not to exceed $300,000.00.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

Sheryl L. Bregman
Deputy City Attorney

Date

AGREEMENT TO _____
FOR _____
FOR THE
SAN FRANCISCO HOUSING AUTHORITY

CONTRACT NUMBER ____

Agreement made and entered into this _____ day of _____, 199_, by and between the San Francisco Housing Authority (the "Local Authority") and _____ _____ (the "Consultant").

W I T N E S S E T H

WHEREAS, the Local Authority wishes to retain the Consultant and the Consultant wishes to provide _____ _____, and

WHEREAS, the Consultant has proposed to provide said services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises set forth below, the Local Authority and the Consultant agree as follows:

1. **Project Description:**

The Project consists of

2. **Scope of Services:**

The Consultant shall provide those services described in its proposal which is incorporated herein by reference as though set forth in full. However, with respect to conflict or ambiguity between this Agreement and the proposal, this Agreement shall control.

The Local Authority shall provide a knowledgeable person to coordinate the Local Authority's activities and staff with the Consultant.

3. **Incorporation:**

All requirements of the Request for Proposals and the representations made in the Consultant's proposal that are not in conflict with provisions of this Agreement are hereby incorporated by reference and made an integral part of the Agreement as though fully set forth herein.

4. **Schedule of Performance:**

The services of the Consultant shall commence within __ working days of the Local Authority's issuance of a written "Notice to Proceed" and shall be completed within __ working days of receipt of "Notice to Proceed".

This Agreement shall terminate on _____, 199_ unless otherwise modified in writing prior to such termination.

5. **Compensation:**

Compensation shall be paid to the Consultant upon receipt and approval by the Local Authority of an invoice setting forth work actually completed. Total payment under this contract shall not exceed _____ _____ dollars and __ cents ($ _____.__).

6. **Invoices and Payments:**

The Consultant will submit an invoice itemizing the services performed and expenses incurred in a form acceptable to the Local Authority. Payment to the Consultant will normally be made within 30 days upon receipt of invoice and verification by the Local Authority of services rendered and expenses incurred. The Local Authority may withhold payment to the Consultant pending resolution of, in an amount equal to questioned, disputed or disapproved amounts, for work not completed or delivered as required the terms of this Agreement.

7. **Invoices Shall be Transmitted to:**

SAN FRANCISCO HOUSING AUTHORITY
Post Office Box 423630
San Francisco, CA 94124-3640

Attention: Finance Department

Payment of approved amounts shall be transmitted to:

_____
_____
_____, __ 94___

Notices that may be issued by the parties shall be transmitted to the above address.

8. Independent Contractor:

In the performance of the services hereunder, the Consultant shall be an independent contractor and not an employee of the Local Authority. The employees furnished by the Consultant to perform the work shall be deemed to be the Consultant's employees exclusively and said employees shall be paid by the Consultant for all services. The

Consultant shall be responsible for all obligations and reports covering Social Security, Unemployment Tax and other reports required by any applicable State or Federal law. Consultant shall not have authority to act on behalf of the Local Authority in any capacity whatsoever nor to bind the Local Authority to any obligation whatsoever.

9. Indemnification:

The Consultant agrees to indemnify, defend and save harmless the Local Authority, its officers, agents and employees from any and all claims and losses accruing or resulting from the negligence or willful misconduct of the Consultant, its agents, employees, laborers, sub-contractors, materialmen and suppliers furnishing or supplying work, services, materials or supplies in connection with the performance of this Agreement, and from any and all claims and losses accruing or resulting to any firm or corporation who may be damaged by the negligence or misconduct of the Consultant or its laborers, sub-contractors, materialmen and suppliers furnishing or supplying work, services, materials or supplies in connection with the performance of this contract.

Nothing contained in this Agreement shall be construed or interpreted as requiring the Consultant to assume the status of a generator, storer, treater or disposal facility as those terms appear within the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, or within any state statute of similar effect governing the treatment, storage, and disposal or waste.

10. Termination:

The Local Authority may, at any time prior to completion of the work, terminate this Agreement for any reason, including, but not limited to, default by the Consultant or circumstances beyond the control of Consultant. In the event the Local Authority terminates this Agreement for convenience, the Consultant, within ten (10) days of receiving such notice, shall submit an invoice to the Local Authority in an amount which represents the compensation for services actually performed to the date of termination and for which the Consultant has not been previously compensated. Upon payment of the sum found due, the Local Authority shall be under no further obligation to the Consultant financial or otherwise.

11. Insurance:

The Consultant shall maintain in full force and effect during the entire contract term Commercial and/or Comprehensive General Liability (including owned and not-owned automobile insurance) Insurance in the minimum limits set forth below and in a solvent company or companies that maintain a rating of "B+" or better and admitted to sell insurance in California through the Department of Insurance. This insurance must be under the usual terms employed by casualty companies in California, naming the Local Authority and its respective members, officers, agents and employees as additional insured. Such insurance shall protect such additional insured and indemnify them against direct or contingent loss or liability for bodily injury, death and/or property damage arising in any manner from the Consultant's performance of this Agreement with the Local Authority, or the nature of the services provided, or any operations under or connected with this Agreement with the Local Authority.

A. The Consultant will maintain in force, during the full term of the Agreement, insurance as follows:

(1) Worker's Compensation Employers' Liability with limits as required by State of California (currently **$1,000,000** for each accident).

(2) Comprehensive General Liability Insurance with limits not less than **$1,000,000** per person per occurrence Combined Single Limit Bodily Injury and Property Damage, including Contractual Liability, and Completed Operations coverage. If the Consultant has a "claims-made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion of the Contract.

(3) Comprehensive Automobile Liability Insurance with limits not less than **$1,000,000** each occurrence Combined Single Limit Bodily Injury and Property Damage.

(4) Consultant's Professional Liability Insurance with a limit of not less than $500,000 each occurrence. If the policy is in claims-made form, the Consultant agrees to maintain such insurance for three (3) years following the completion of the construction of the project; provided that if such insurance is not available on commercially reasonable terms (i,e., the premiums for the same coverage has increased at least by 200%) during such three year period, the Consultant may self-insure.

The Consultant and the Local Authority acknowledge that the insurance coverage limits provided above may not be sufficient to cover possible (unforeseen and unanticipated) claims. Therefore, subject to further negotiations after the execution of this Agreement, this Section 12.0 may be amended in writing to provide for an increase in coverage and for a correlative increase in the Consultant's fee.

B. Comprehensive General Liability and Comprehensive Automotive Liability Insurance policies shall be endorsed to provide the following:

(1) Name as ADDITIONAL INSURED the San Francisco Housing Authority, its Officers, Members of Commission, Agents, Employees and members of the HUD Recovery Team.

(2) That such policies are primary insurance to any other insurance available to the Additional Insured, with respect to any claims arising out of this Agreement, and that the insurance applies separately to each insured against whom claim is made or suit is brought, but the inclusion of more than one insured shall not increase the insurer's limits of liability.

(3) All policies shall be endorsed to provide thirty (30) days advance written notice to the Local Authority of cancellation, non-renewal or reduction in coverage, mailed to the following address:

San Francisco Housing Authority
440 Turk Street, 2nd Floor
San Francisco, CA 94102
Attention: Contract Division

(4) Certificates of Insurance, in form and with insurers satisfactory to the Local Authority, evidencing all coverages above, shall be furnished to the Local Authority prior to award and before commencing any operations under this Agreement, with complete copies of policies to be furnished promptly upon the written request of the Local Authority, at the following address:

San Francisco Housing Authority
440 Turk Street, 2nd Floor
San Francisco, CA 94102
Attention: Contract Division

(5) Any coverages which the Consultant proposes to self-insure, or any intention to operate vehicles other than automobiles (i.e., boats, aircraft, etc.) shall require prior Local Authority approval of the appropriate insurance to be agreed upon.

Approval of the insurance by the Local Authority shall not relieve or decrease the liability of the Consultant hereunder. This Agreement shall terminate immediately, without notice to the Consultant, upon any lapse of required insurance coverage. The Consultant shall be advised that should the Consultant through its negligence fail to meet the professional standards of care and performance of its services that results in additional costs to the Local Authority, it will be the intention of the Local Authority to recoup these costs from the Consultant.

12. Assignment:

The Consultant shall not make an assignment of this Agreement's proceeds or claims arising under this Agreement without obtaining prior written permission from the Local Authority. In no event shall the Consultant assign the duties to be performed under this Agreement.

13. Labor Standard Requirements:

The Consultant shall pay the applicable classification wage rates according to the U. S. Department of Labor Prevailing Wages.

14. Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968:

The work to be performed under this Agreement is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 170 lu (Section 3) The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low-income and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

Section 3 requires the following:

A) The work to be performed under this Agreement is subject to the requirements of Section 3 of the housing and Urban Development Act of 1968, as amended,12 U.S.C. 1701u (Section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance of HUD assisted projects covered by section 3, shall, to the greatest extent feasible,be directed to low and very low income persons,particularly persons who are recipients of HUD assistance for housing.

B) The parties to this Agreement agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidence by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C) The Consultant agree to send to each other labor organization or representative of workers with which the Consultant has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or other worker's representative of the Consultant commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions,the qualifications for each; and the name and location of the person(s) taking the applications for each of the position; and the anticipated date the work shall begin.

D) The Consultant agrees to include this Section 3 Clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or

in the Section 3 Clause, upon a finding that the Consultant will not subcontract with any subcontractor where the Consultant has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

E) The Consultant will certify that any vacant employment positions, including training positions, that are filled (1) after the Consultant is selected but before the Agreement is executed, and (2) with persons other than those to whom the regulations of 24 CFR 135 require employment opportunities to be directed, were not filled to circumvent the Consultant's obligations under 24 CFR Part 135.

F) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted Agreements.

G) With respect to work performed in connection with Section 3 covered Indian Housing Assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e), also applies to the work to be performed under this Agreement. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of Agreements and subcontracts shall be given to Indian organizations and Indians owned Economic Enterprises. Parties to this Agreement that are subject to the provision of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

15. <u>Employment Practices</u>:

In the performance of this agreement, the Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall, in all respects in the performance of this agreement, comply with Executive Order 11246, as amended by Executive Order 11375, and as supplemented by Department of Labor Regulations (41 CFR Part 60). The Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to race, religion, sex, color or national origin. Such action shall include, but not be limited to, employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination rates or pay or other forms of compensation and selection for training including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the State Labor Department setting forth the provisions of this non-discrimination clause. The Consultant shall, in all solicitations or advertisements for employees placed by or on behalf of the

Consultant, state that all qualified applicants will receive consideration for employment without regard to race, religion, sex, color or national origin.

16. Anti-Kickback:

The Consultant shall comply with the Copeland "Anti-Kick-back Act" (18 USC 874) as supplemented in Department of Labor Regulations (29 CFR. Part 3). This act provides that each contractor or subgrantee shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The Consultant shall report all suspected or reported violations to the Local Authority.

17. **Drug-Free Workplace:**

The Consultant acknowledges that pursuant to the Federal Drug-Free Workplace Act of 1989, the unlawful manufacture, distribution, dispensation, possession, or use of the controlled substance is prohibited on Authority premises. The Consultant agrees that any violation of this prohibition by the Consultant, its employees, agents or assigns shall be deemed a material breach of contract.

18. **Work Hours and Safety Standards Act:**

This Agreement is subject to and incorporates, by reference herein, the provisions of the Contract Work Hours and Safety Standards Act, Sections 103 and 107, (40U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR, part 5). The Consultant hereby declares that it is in compliance with said provisions.

19. **Administrative Remedy for Contract Interpretation:**

Should any question arise as to the meaning and intent of this Agreement, the matter shall, prior to any other action or legal remedy, be referred to the Contracting Officer who shall decide the true meaning and intent of the Agreement.

20. **Interest of Members of the Local Authority or Government Officials:**

The Provisions of the Local Authority's Annual Contributions Contract (ACC), Section 515, Interest of Members, Officers, or Employees of Local Authority, Members of Local Governing Body, or Other Public Officials, and Section 517, Interest of Member of or Delegate to Congress, are incorporated herein and by reference made a part of this document.

21. Applicable Law and Venue:

This Agreement shall be constructed and interpreted solely in accordance with the laws of the State of California. The venue for any dispute resolution, including legal action or any other method, shall be the City and County of San Francisco.

22. Ordinances:

The Consultant shall complete work on this Project to conform to all applicable Federal, State, and local laws, codes, ordinances, and regulations as modified by any waivers which may be obtained from the appropriate jurisdictions.

23. Entire Agreement:

This Agreement constitutes the entire understanding between the Local Authority and the Consultant concerning the subject matter hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement the date and year first written above.

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET
SAN FRANCISCO, CA 94102
Telephone Number:
(415) 554-1296

CONSULTANT

_____
Signature

_____
Signature

Ronnie Davis
Acting Executive Director

_____
_____
_____
_____, __94___

_____
Date

_____
Date

APPROVED AS TO FORM BY:

_____
Signature

_____
Deputy City Attorney

_____
Date

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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TO: Sululagi Palega, President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Reverend Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

FROM: Ronnie Davis, Acting Executive Director

DATE: September 15, 1997

SUBJECT: **RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO APPROVE THE LOW INCOME OPERATING BUDGET REVISION #1 FOR THE PERIOD OCTOBER 1, 1996 TO SEPTEMBER 30, 1997 COVERING LOW INCOME DEVELOPMENTS UNDER CONTRACT SF-255**

The attached Resolution is submitted for your review and adoption to approve the San Francisco Housing Authority's Low Income Operating Budget Revision #1 for the period October 1, 1996 to September 30, 1997. This revision is necessary to properly reflect the Authority's receipts and expenditures for the 1996-1997 fiscal year.

RESOLUTION NO: _____
DATE ADOPTED: _____

RESOLUTION AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO APPROVE THE LOW INCOME OPERATING BUDGET REVISION #1 FOR THE PERIOD OCTOBER 1, 1996 TO SEPTEMBER 30, 1997 COVERING LOW INCOME DEVELOPMENTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit "A," the Budget in summary form for the Low Income Housing Program Operating Budget Revision #1 for the period of October 1, 1996 through September 30, 1997; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115, and 905.315; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120© and (d); and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirement for access to records and audits under 24 CFR 968.110(I) or 24 CFR 905.120(g); and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100 percent allocation of his/her time; and

WHEREAS, the Authority has conducted a review of its working capital needs and believes that the PHA will have sufficient operating reserves to meet the working capital needs of its developments; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. That the budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____ _____
Marie Corlett Blits Date
Deputy City Attorney

Materials Prepared by Ana Vargas and Herb Lum - Finance Department

SAN FRANCISCO HOUSING AUTHORTY
LOW INCOME OPERATING PROGRAM REVISION #1
FY 1996-1997
SUMMARY

Line Item	Description	APPROVED ORIGINAL BUDGET	REVISED BUDGET AMOUNT	%	VARIANCE Increase/ (Decrease)
(1)	(2)	(3)	(4)		(5)
	OPERATING RECEIPTS:				
001	Dwelling Rentals	$13,479,520	$13,479,520	36.4%	$0
003	Other Operating Receipts	$141,600	$141,600	0.4%	$0
004	Operating Subsidy	$20,881,922	$23,416,283	63.2%	$2,534,361
005	**Total Operating Receipts**	$34,503,042	$37,037,403	100.0%	$2,534,361
	OPERATING EXPENDITURES:				
001	Salaries	$11,384,030	$12,265,530	33.5%	$881,500
002	Fringe Benefits	$4,129,570	$4,433,590	12.1%	$304,020
003	Utilities	$8,909,170	$8,909,170	24.4%	$0
004	Insurance	$1,995,400	$1,895,400	5.2%	-$100,000
005	Maintenance Materials	$1,473,240	$1,473,240	4.0%	$0
006	Maintenance Contracts	$2,551,290	$2,710,030	7.4%	$158,740
007	Legal Expenses	$792,360	$1,510,000	4.1%	$717,640
008	Other Administrative Expenses	$3,013,470	$2,929,410	8.0%	-$84,060
009	Other Non-Routine Expenses	$315,800	$441,630	1.2%	$125,830
010	**Total Operating Expenditures**	$34,564,330	$36,568,000	100.0%	$2,003,670
CONTRIBUTION TO RESERVE		-$61,288	$469,403		$530,691

Other Operating Receipts:
- NonDwelling Rents
- Phone Commission
- Laundry Room Commission
- Maintenance Charges
- Legal Charges

Other Administrative Expenses:
- Office Supplies
- Publications
- Administrative Service Contracts
- Security Costs
- Collection Losses
- Tenant Services Expenses
- Telephone & Postage
- Printing & Reproduction
- Membership Dues
- Advertisements

Other Non-Routine Expenses:
- Replacement of Equipment
- New Equipment
- Extraordinary Maintenance
- Casualty Losses

Operating Subsidy:
- PFS Formula Eligibility (89%)
- 1996 Comp Grant Operating Subsidy (10%)
- Transitional Funding Allowance
- FYE 96 PFS Adjustment
- HOPE VI Deprogram Costs

Exhibit "A"

SAN FRANCISCO HOUSING AUTHORITY
FY 1996-1997 LOW INCOME BUDGET REVISION #1

	DESCRIPTION (1)	FY 1997 APPROVED BUDGET (2)	1997 PUM	FY 1997 REVISED BUDGET (3)	1997 PUM	VARIANCE INCREASE/ (DECREASE) (4)
OPERATING RECEIPTS:						
010	Dwelling Rentals	$13,479,520	$188.94	$13,479,520	$188.94	$0
020	Excess Utilities	$0	$0.00	$0	$0.00	$0
030	NonDwelling Rentals	$14,460	$0.20	$14,460	$0.20	$0
040	Total Rental Income	$13,493,980	$189.15	$13,493,980	$189.15	$0
050	Interest Income	$0	$0.00	$0	$0.00	$0
060	Other Operating Receipts	$127,140	$1.78	$127,140	$1.78	$0
090	TOTAL OPERATING RECEIPTS	$13,621,120	$190.93	$13,621,120	$190.93	$0
OPERATING EXPENDITURES						
ADMINISTRATION:						
110	Salaries	$4,426,360	$62.05	$4,641,580	$65.06	$215,220
120	Admin. Expenses Other than Salaries	$1,750,720	$24.54	$2,442,590	$34.24	$691,870
190	TOTAL ADMINISTRATION EXPENSES	$6,177,080	$86.59	$7,084,170	$99.30	$907,090
TENANT SERVICES:						
210	Salaries	$210,230	$2.95	$256,110	$3.59	$45,880
220	Recreation, Publication, & Others	$22,000	$0.31	$10,000	$0.14	-$12,000
230	Contract Costs	$141,730	$1.99	$141,730	$1.99	$0
290	TOTAL TENANT SERVICES EXPENSES	$373,960	$5.24	$407,840	$5.72	$33,880
UTILITIES:						
310	Labor	$0	$0.00	$0	$0.00	$0
320	Utilities	$8,909,170	$124.88	$8,909,170	$124.88	$0
390	TOTAL UTILITIES	$8,909,170	$124.88	$8,909,170	$124.88	$0
ORDINARY MAINTENANCE & OPERATIONS						
410	Labor	$6,747,440	$94.58	$7,351,840	$103.05	$604,400
420	Materials	$1,473,240	$20.65	$1,473,240	$20.65	$0
430	Contract Costs	$2,551,290	$35.76	$2,710,030	$37.99	$158,740
450	TOTAL ORDINARY MAINTENANCE	$10,771,970	$150.99	$11,535,110	$161.69	$763,140
PROTECTIVE SERVICES						
460	Labor	$0	$0.00	$16,000	$0.22	$16,000
470	Materials	$2,500	$0.04	$500	$0.01	-$2,000
480	Contract Costs	$918,010	$12.87	$1,421,490	$19.93	$503,480
490	TOTAL PROTECTIVE SERVICES	$920,510	$12.90	$1,437,990	$20.16	$517,480

FY 1996-1997 LOW INCOME BUDGET REVISION #1

	DESCRIPTION (1)	FY 1996 APPROVED BUDGET (2)	1996 PUM	FY 1997 REVISED BUDGET (3)	1997 PUM	VARIANCE INCREASE/ (DECREASE) (4)
GENERAL EXPENSES:						
510	Insurance	$1,995,400	$27.97	$1,895,400	$26.57	-$100,000
520	Payment in Lieu of Taxes	$458,480	$6.43	$0	$0.00	-$458,480
530	Terminal Leave Payments	$0	$0.00	$0	$0.00	$0
540	Employee Benefit Contributions	$4,129,570	$57.88	$4,433,590	$62.15	$304,020
550	Collection Losses	$404,390	$5.67	$404,390	$5.67	$0
560	Other General Expenses	$108,000	$1.51	$135,090	$1.89	$27,090
590	TOTAL GENERAL EXPENSES	$7,095,840	$99.46	$6,868,470	$96.28	-$227,370
600	TOTAL ROUTINE EXPENSES	$34,248,530	$480.07	$36,242,750	$508.02	$1,994,220
610	Rent to Owners of Leased Dwelling					
690	TOTAL EXPENSES	$34,248,530	$480.07	$36,242,750	$508.02	$1,994,220
NON-ROUTINE EXPENDITURES:						
710	Extraordinary Maintenance	$15,000	$0.21	$0	$0.00	-$15,000
720	Replacement of Equipment	$0	$0.00	$0	$0.00	$0
730	Betterment & Additions	$55,800	$0.78	$170,000	$2.38	$114,200
740	Other Non-Routine Expenditures	$245,000	$3.43	$271,630	$3.81	$26,630
790	TOTAL NON-ROUTINE EXPENDITURES	$315,800	$4.43	$441,630	$6.19	$125,830
OTHER EXPENDITURES:						
810	Prior Years Adjustments	$0	$0.00	-$116,380	-$1.63	-$116,380
820	Other Deductions	$0	$0.00	$0	$0.00	$0
830	TOTAL OTHER EXPENDITURES	$0	$0.00	-$116,380	-$1.63	$116,380
890	TOTAL OPERATING EXPENDITURES	$34,564,330	$484.49	$36,568,000	$512.58	$2,003,670
920	RESIDUAL RECEIPTS BEFORE HUD					
	CONTRIBUTION	-$20,943,210	-$293.56	-$22,946,880	-$321.65	-$2,003,670
OTHER HUD CONTRIBUTIONS						
930	Operating Subsidy	$23,454,545	$328.77	$23,732,775	$332.67	$278,230
940	FYE 1996 PFS Adjustments	$0	$0.00	$702,197	$9.84	$702,197
950	PFS 11% Holdback	-$2,572,623	-$36.06	-$2,603,229	-$36.49	-$30,606
950	Comp Grant 96 Operating Subsidy	$0	$0.00	$1,584,540	$22.21	$1,584,540
960	TOTAL HUD CONTRIBUTIONS	$20,881,922	$292.71	$23,416,283	$328.23	$2,534,361
970	Provision for Reserves	-$61,288	-$0.86	$469,403	$6.58	$530,691

SAN FRANCISCO HOUSING AUTHORITY
LOW INCOME OPERATING BUDGET
FY 1996-1997 REVISION NO. 1

Attached is the Authority's Low Income Operating Budget Revision No. 1 for the 1996-1997 fiscal year. When HUD reviews our year end financial statements, they are interested in the following accounts which they termed "*controlled accounts.*"

1.) Line 090 - Total Administrative Expenses
2.) Line 600 - Total Routine Expenses
3.) Line 710 - Extraordinary Maintenance
4.) Line 720 - Replacement of Equipment
5.) Line 730 - Betterment & Additions
6.) Line 740 - Non-Routine Expenditures

If overruns have occurred in any of the controlled accounts, written justifications are required to explain the cause. This revision is necessary to more properly reflect the Authority's receipts and expenditures for the year. Following is a brief explanation of all major categories that have been revised.

Line 090 - Operating Receipts

All income line items, remain unchanged. The amounts were based upon a prescribed HUD Performance Funding System (PFS) formula.

Line 190 - Administrative Expenses

Total Administrative Expenses (line 190) show a net increase of $907,090. Due to a decision of not to have lay-offs, Administrative Salaries (line 110) is to be increased by $215,220 to cover salary costs which were not budgeted. An additional $691,000 is needed to cover unanticipated legal expenses and settlements in line 120 - Administrative Expenses Other than Salaries.

Line 290 - Tenant Services

This line shows an increase of $45,880 in Tenant Services Salaries (line 210) to cover for increase time costs of certain positions previously charged to the Drug Elimination Program.

Line 390 - Utilities Expenses

Total Utilities Expenses will remain the same as originally budgeted. At fiscal year end, the Authority will submit an utility adjustment to recapture any excess increase in costs.

Line 450 - Ordinary Maintenance

The revised budget reflects a increase in Maintenance Labor (line 410) of $604,400 for 24 craft positions which layoffs did not occur. Contract Costs (line 230) was increase by $158,740 to cover for increase in rates for garbage collection.

Line 490 - Protective Services

Protective Services Contracts (line 480) show an increase of $503,480 for additional security provided by the Authority's for its residents. This include costs ($327,038) to secure vacant units under the HOPE VI Program (Bernal Dwellings and Yerba Buena Plaza). Costs attributable to deprogrammed unit are reimbursable by HUD dollar-for-dollar under the PFS regulations.

Line 590 - General Expenses

Total General Expenses (line 590) depict a net decrease of $272,770. Because of no- lay-off, Employee Benefits (line 540) was increased by $304,020 to cover for fringe benefits costs. We are not budgeting for Payment in Lieu of Taxes (line 530) because the Authority anticipates that the City will continue to waive the obligation. Insurance Expense (line 510) is projected to be $100,000 less than originally budgeted.

Line 790 - Non-Routine Expenses

An increase of $195,830 in Other Non-Routine Expenditures (line 740). Due to the work performed by the family and senior sweep, an additional $120,000 is needed to cover for appliances being replaced in line 720 - Replacement of Equipment. Betterment & Additions (line 730) is increased by $114,200 to cover for the purchase of five (5) new vehicles for the Maintenance Department. Other Non-Routine Expenditures (line 740) was increase by $26,630 for settlement of insurance related claims below the Authority's deductible amounts.

Line 810 - Prior Years Adjustment

Prior Years Adjustment (line 810) of $116,500 were made during the current fiscal year. This credit adjustment came as the result a bank reconciliation of the tenant ledger/security deposit ledger.

Line 980 - Provision for Operating Reserves

The budget revision incorporates an increase in HUD operating subsidy of $702,197 as the result of last fiscal year's PFS adjustment. The majority of this amount was for transitional funding allowed for the Hayes Valley and Bernal Dwelling HOPE VI demolition project. In addition, the Authority has requested for an additional $278,230 in operating subsidy for cost attributable to deprogrammed units and $1.5 million from 1996 Comp Grant Program. Residual Receipts (line 970) or the amount to be contributed to the operating reserve show a net increase of $469,403.

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Special

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes of the Special Meeting Held
Tuesday, September 23, 1997

1815 Egbert Avenue
San Francisco, CA 94124

The Housing Authority of the City and County of San Francisco met in session at 1815 Egbert Avenue, San Francisco, California on Tuesday, September 23, 1997 at 10:30 a.m.

The meeting was called to order by Sululagi Palega, Sr., President.

1. **ROLL CALL:**

PRESENT:
Sululagi Palega, Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Marisa Moret, Commissioner

A quorum was present.

ABSENT: Richard Ford, Commissioner

ALSO PRESENT:
Dr. Emma McFarlin
Marie Blits, Deputy City Attorney of the City and County of San Francisco
Ana Vargas, CVR Consultant
Carl Williams, Chairman of the Ethics Commission
Ana Bertha, Training Coordinator

2. **APPROVAL OF AGENDA:**

Commissioner Palega, Sr., made a motion, which was seconded by Commissioner Rev. Fong to approve the agenda. The motion was passed UNANIMOUSLY.

3. **PUBLIC COMMENT ON AGENDA ITEMS:**

None.

4. **CONSIDERATION OF ACTION: PUBLIC HOUSING MANAGEMENT ASSESSMENT PROGRAM (PHMAP)**

The training session was focused on the origin of PHMAP and its theoretical framework. An indept discussion on the certification process; how to calculate the PHMAP score and ways to improve the

PHMAP score. In addition, it explained how HUD uses the PHMAP score for incentives, and management tool for Public Housing Authorities.

5. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

None.

6. **ADJOURNMENT:**

With no further business to discuss, the meeting was adjourned at 1:30 pm.

Ronnie Davis
Secretary/Acting Executive Director

Sululagi Palega, Sr.
President

A SPECIAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 25, 1997 AT 4:00 P.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA 94102

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NOTICE AND AGENDA

Special Meeting Held:
Thursday, September 25, 1997

440 Turk Street
San Francisco, CA 94102

1. **ROLL CALLL:**

Sululagi Palega, Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Rev. Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

2. **APPROVAL OF AGENDA:**

3. **APPROVAL OF MINUTES:**

4. **GENERAL COMMUNICATIONS:**

5. **REPORT OF SECRETARY:**

6. **COMMITTEE REPORT:**

7. **REPORT OF COUNSEL:**

8. **TENANT REPRESENTATIVE REPORT:**

9. **PUBLIC COMMENT ON AGENDA ITEMS:**

NOTE: The Public will have the opportunity to comment on Agenda items prior to any action taken by the Commission pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 7/14/94 as Resolution No. 4297 and revised 2/23/95 as Resolution 4423. Prior to adjournment, after Item No. 11, the Public will have the opportunity to comment on items not on the Agenda.

10. **UNFINISHED BUSINESS:**

11. **CONSIDERATION OF ACTION ITEMS:**

A) Commending Mrs. Katherine E. Wong on the Occasion of Her Retirement

B) Resolution Approving the 1992, 1993, 1994, 1995 and 1996 Comprehensive Grant Program Annual Performance and Evaluation Reports for the Period Ending June 30, 1997, and Certifying that a Reasonable Effort has been made to Allow Resident Review And Comment On This Report

C) Resolution Approving the Establishment of a List of Qualified Law Practitioners Available to Represent the Housing Authority on the Following Matters: Civil Rights/Constitutional Law; Construction Law; General Legal Services; Labor/Personnel Law; and Real Estate/Tax/HOPE VI Issues, and Authorizing the Acting Executive Director or His Designee to Meet with and Negotiate Appropriate Contract

D) Resolution Approving An Amendment to Add the Hotel Grand Southern 52 SR0 Units Located 1091-1099 Mission Street to Section 8 Annual Contributions Contract No. SF-618 Authorizing its Execution

12. **PUBLIC COMMENT ON ITEMS NOT ON AGENDA:**

13. **ADJOURNMENT:**

Joy H. Conde
Acting office Manager

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 25, 1997

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Sululagi Palega, Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Reverend Normal Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

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SEP 23 1997

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FROM: Ronnie Davis, Acting Secretary/Executive Director

SUBJECT: RESOLUTION APPROVING THE 1992, 1993, 1994, 1995 AND 1996 COMPREHENSIVE GRANT PROGRAM ANNUAL PERFORMANCE AND EVALUATION REPORTS FOR THE PERIOD ENDING JUNE 30, 1997, AND CERTIFYING THAT A REASONABLE EFFORT HAS BEEN MADE TO ALLOW RESIDENT REVIEW AND COMMENT ON THIS REPORT

In 1992 the U.S. Department of Housing and Urban Development (HUD) initiated the Comprehensive Grant Program to provide modernization funding to housing authorities. The San Francisco Housing has been allocated a total of $94.5 million from this program.

As a recipient CGP funds, the Authority is required to develop and submit to HUD by September 30th an Annual Performance and Evaluation Report for the period ending June 30, 1997 providing the status of the program. This report provides information on the funding obligated and expended as of June 30, 1997 of each program year and a brief status report for each item funded.

The final version of this report has been developed and is attached. As required by HUD, this draft report was made available to residents and the Mayor for review and comments. The attached narrative indicates that copies of the report were posted in each property office, and notices were mailed out to all residents in five languages. In addition, Public Hearings were held on August 19, 1997 and September 10, 1997. To simplify written responses, a form for comments was made available. This information is all documented and maintained by the Housing Development Division-Modernization Unit.

HUD requires the Commission, as part of the September 30th submission, to approve the Performance and Evaluation Report and to certify that residents were allowed a reasonable opportunity to review and comment on the report.

I therefore, recommend adoption of the attached resolution at the September 25, 1997 meeting.

RESOLUTION NO. _____
DATE ADOPTED _____

RESOLUTION APPROVING THE 1992, 1993, 1994, 1995 AND 1996 COMPREHENSIVE GRANT PROGRAM ANNUAL PERFORMANCE AND EVALUATION REPORT FOR THE PERIOD ENDING JUNE 30, 1997, AND CERTIFYING THATA REASONABLE EFFORT HAS BEEN MADE TO ALLOW RESIDENT REVIEW AND COMMENT ON THIS REPORT

WHEREAS, funding has been provided to the Authority from 1992, 1993, 1994, 1995, and 1996 Comprehensive Grant Programs to complete physical and management improvements; and

WHEREAS, this program requires that a Performance and Evaluation Report be developed and submitted to HUD by September 30, 1997 providing the status of the program as of June 30, 1997; and

WHEREAS, a draft of this Report must be made available for resident and local government review and comment prior to submission to HUD; and

WHEREAS, copies of this draft Report have been provided to the elected leadership of each public housing development, posted at each property office, mailed out to all residents in five languages, and given to the Mayor for review and comments; and

WHEREAS, public hearings were held on August 19, 1997 and September 10, 1997; and

WHEREAS, this Report requires commission approval for submission to HUD on September 30, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority Commission approves the 1992, 1993, 1994, 1995, and 1996 Comprehensive Grant Program Annual Performance and Evaluation Reports for the period ending June 30, 1997, and approves its submission to the Department of Housing and Urban Development.

2. The San Francisco Housing Authority Commission certifies that a reasonable effort has been made to allow resident review and comment on this report prior to its submission to HUD.

3. The Resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY

John I. Kennedy
Deputy City Attorney

September 23, 1997
Date

Narrative
1997 Performance and Evaluation Reports (CGP) 1992-1996
For Year Ending June, 30, 1997

Comprehensive Grant Programs 1992-1996

In November 1996, the Authority set as high priority to correct all outstanding Housing Quality Standard(HQS) work at 22 senior buildings and seven family developments in addition to infrastructure improvements, lead based paint stabilization interior and exterior, asbestos abatement, exterior painting and other improvements. Budget revisions are included in the 1997 Performance and Evaluation Report to increase these budget line items. These work items were approved in the Authority's Five-year Plan of the CGP application.

Housing Quality Standards(HQS)

As part of the 1996 Comprehensive Grant Program application, the Authority was granted $6 million for housing quality standards compliance. The intent of this work item is to clear all outstanding work orders related to Housing Quality Standards(HQS). The family developments are: Potrero Terrace and Annex, Hunters View, Hunters Point, Westbrook Apartments, Alice Griffith and Sunnydale. Work was underway at all sites by June 30, 1997 by the in-house construction crew. The HQS work at the remaining sites will be included in the 1997 and 1998 CGP's. All unobligated funds with the exception of UFAS/504's, Lead Base Paint Stabilization and Asbestos Abatement in CGP 1992-1996, were reprogrammed to cover the cost of a comprehensive plan for HQS compliance at the 22 senior buildings and family developments.

UFAS/504 Modification

February 1997, three architectural firms were selected to prepare the design and specifications to expedite the UFAS/504 modifications. The work to modify both apartments and common space is in-progress by the Authority's in-house construction crew and is expected to be completed by December 1998.

HAZARDOUS MATERIAL ABATEMENT AND IN-PLACE MANAGEMENT

The work is in-progress for lead based paint. LBP abatement of the exterior is in progress at four sites—Potrero Terrace and Annex, Hunters Point and Hunters View. The work at Potrero Terrace and Annex is scheduled for completion July 1997, and Hunters View and Hunters Point is scheduled for completion August 1997. Exterior LBP stabilization has been assigned to the in-house construction crew. In-place management will be complete December 1997.

Abatement of hazardous material is a continues process. Asbestos abatement is in progress at the following sites:, CAL 1-2, Potrero Terrace; CAL 1-4 Valencia; and CAL 1-27, 350 Ellis. Work at all sites will be completed by September 1997. Abatement of asbestos will be completed during construction of the destined work items i.e. roof replacement, 504 Modification, boiler, etc.

Comprehensive Grant Program 1992

Work items completed are listed on the attached Performance and Evaluation Report forms. Work is proceeding on other items funded in this programs. The current status of the following work items is as follows:

HOLLY COURT

The comprehensive modernization work at Holly Court was delayed when the HUD Recovery Team stopped work. Construction documents are now being prepared and work will begin in several months. Completion of the Comprehensive Modernization will be funded in the 1997 CGP. Holly Court was also funded in the CGP's 1993, 1994, and 1995.

ELEVATORS

There is one site remaining requiring elevator modernization—CAL 1-36, 227 Bay Street. Work at 227 Bay has begun and is scheduled for completion in December 1997.contract for 1815 Egbert has been deleted from this budget.

Elevator modernization for 1815 Egbert has been deleted from the 1992 CGP budget. A review of documents revealed that 1815 Egbert is not eligible for CGP funding.

ROOF REPLACEMENT

Roof replacement at1111 Buchanan Street(Rosa Parks PHTA Office) was completed in October 1996. CAL 1-29, 345 Arguello Blvd. is the remaining site to complete this category of work for this program year. The contract is in progress. Contract scheduled for completion September 1997.

PROPERTY OFFICE SECURITY

Security alarms were installed in all Property Office. The installation of the alarms were completed in April 1997. This work item is also funded in CGP's 1993 and 1994.

SECURITY FENCING AND GATE

As a sense of urgency and concern raised by the residents of CAL 1-18(4), Alice Griffith, security fence and gate was install at the entrance at the developed. The contract scheduled for completion August 1997.

Comprehensive Grant Program 1993

Work items completed are listed on the attached Performance and Evaluation Report forms. The current status of the work items which are not classified as HQS, LBP Abatement and UFAS/504 Modifications follows:

REPLACE ROOF COVERING AND WATERPROOFING BUILDING

Roof repair and waterproofing was completed at the following sites:

CAL 1-35, Great Highway	November 1996
CAL 1-21, Clementina Towers, and	
CAL 1-32, 1760 Bush Street	April 1997
CAL 1-19(2), 1750 McAllister	April 1997

Comprehensive Grant Program 1994

Work items completed are listed on the attached Performance and Evaluation Report forms. The current status of the work items which are not classified as HQS, LBP Abatement and UFAS/504 Modifications follows:

PROPERTY OFFICE SECURITY AND SECURITY SYSTEM

The installation of a perimeter fence and security gates of CAL 1-4, Valencia Gardens is in progress. Contract is schedule for completion August 1997. (For status of Property Office Security see CGP1992 of narrative.)

BERNAL DWELLING AND YERBA BUENA PLAZA

Expenditures for these sites will be removed from the CGP budget and charged to the appropriate HOPE VI budgets. The budget amounts were reprogrammed to cover the cost of the comprehensive HQS compliance.

Comprehensive Grant Program 1995 and 1996

Work items completed are listed on the attached Performance and Evaluation Report forms.

SMOKE DETECTORS INSTALLATION

Two smoke detector contracts were issued to install hardwired smoke detectors at 24 developments. The contracts are in-progress and scheduled for completion March 1998.

SUMMARY OF RESIDENT AND LOCAL GOVERNMENT COMMENTS RECEIVED ON THE DRAFT 1992, 1993, 1994, 1995, AND 1996 REPORT

RESIDENT AND LOCAL GOVERNMENT NOTIFICATION PROCESS

To ensure that Authority's residents and local officials have had an opportunity to review this Performance and Evaluation Report, copies of the report were provided to President and Vice President of each resident association and at each property office for resident review. Additionally, the Authority mailed to all SFHA residences comment forms and notifications of the two Public Hearings in five languages. Two Public Hearings were held for Resident and Public comments, August 19, 1997 and September 10, 1997.

LOCAL COMMENTS

No comments received from Local Governments.

COMMENTS FROM RESIDENTS

Agenda and minutes of the meetings with residents are enclosed. Resident comments and questions received from meetings have been reviewed and constructive recommendations incorporated in the Performance and Evaluation Report. Maintenance, Section-8, Resident Relation and other comments have been sent to the appropriate departments within the Authority for their review and response.

Annual Statement/
Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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OMB Approval No: 2577-0157 (Exp. 7/31/98)

PHA/HA Name		Comprehensive Grant Number	FFY of Grant Approval
SAN FRANCISCO HOUSING AUTHORITY	1992 COMP GRANT	CA39P00170192	1992

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number ___ ☐ Performance & Evaluation Report for Program Year Ending 6/30/97

☐ Final Performance and Evaluation

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Costs (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10%of Line 19)				
3	1408	Management Improvement	1,693,002	1,730,102	1,730,102	1,592,319
4	1410	Administration	1,182,118	1,182,119	1,182,119	1,182,119
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	2,429,733	2,398,682	2,398,682	2,011,793
8	1440	Site Acquisition				
9	1450	Site Improvement	1,810,449	2,972,752	2,972,752	2,264,707
10	1460	Dwelling Structures	9,349,493	8,429,828	8,429,828	5,790,741
11	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470	Nondwelling Structures	400,000	132,759	132,759	132,759
13	1475	Nondwelling Equipment	0	7,982	7,982	0
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs	24,323	34,894	34894	34,894
17	1498	Mod Used for Development				
18	1502	Contingency (may not exceed 8% of line 19)	0	0	0	0
19	**Amount of Annual Grant (Sum of lines 2-18)**		16,889,118	16,889,118	16,889,118	13,009,332
20	Amount of line 19 Related to LBP Activities		2,298,618	1,155,081	1,155,081	1,098,717
21	Amount of line 19 Related to Section 504 Compliance		1,234,979	2,237,097	2,237,096	991,149
22	Amount of line 19 Related to Security		1,629,895	1,993,179	1,993,179	1,479,521
23	Amount of line 19 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be Completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Mr. Ronnie Davis, Acting Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/
Performance and Evaluation Report
Part II: **1992**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-1	Install Heating System	1450	100%	872,331	1,233,324	1,233,324	1,233,324	Complete.
Holly Court								
	Bathtubs	1460	50%	169,965	0	0	0	Complete; funds reprogrammed.
	Comp Mod.	1460	100%	1,197,801	0	0	0	CompMod, reprogrammed to CGP's '93, '94, '95, and '96.
	Modify apartments and public areas for the disabled (FA)	1460	6 Units	93,561	425,528	425,528	158,683	A/E firm design started 8/97 for CompMod of entire development.
	Abate lead in all apartments (FA)	1460	100%	1,278,000	127,648	127,648	127,648	
	Abate mildew problems (FA)	1460	100%	320,000	0	0	0	Complete; funds reprogrammed.
	Relocation	1495.1	20 Families	24,323	34,894	34,894	34,894	Complete.
	SUBTOTAL			3,955,981	1,821,394	1,821,394	1,554,549	
CAL 1-2	Replace sewer lines	1450	100%	29,859	33,367	33,367	30,441	Construction Complete.
Potrero Terrace								
	Landscaping	1450		0	23,057	23,057	21,682	In progress by in-house crew.
	Power Poles	1450	100%	41,773	0	0	0	Complete; funds reprogrammed.
	Security Fencing	1450		0	36,021	36,021	36,021	Complete.
	Install exterior security lighting	1450		0	0	0	(2,142)	
	Impaired Units(504/ADA)	1460	1 Unit	20,054	1,317	1,317	1,317	A/E firm design started 5/97.
	HQS Compliance	1460		0	0	0	0	
	Property Office	1470		4,000	1,372	1,372	1,372	Construction completed 4/97.
	SUBTOTAL			95,686	95,134	95,134	88,691	
CAL 1-3	Landscaping	1450		0	177,889	177,889	107,052	In progress.
Sunnydale								
	Drainage System	1450		0	58,765	58,765	56,717	Complete.
	Restoration - one sector of complex	1460	160 Units	0	0	0	0	In progress by in-house crew.
	Property Office Security	1470		4,000	0	0	0	Construction complete 4/97, funds reprogrammed
	SUBTOTAL			4,000	236,654	236,654	163,769	

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report

Annual Statement/
Performance and Evaluation Report
Part II: **1992**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-4	Exterior security lighting	1450	100%	124,050	0	0	0	Complete; funds reprogrammed.
Valencia Gardens	Security gates	1450		0	508,652	508,652	0	Item reprogrammed from CGP94.
	504/ADA modifications	1460	1 Unit	9,018	0	0	0	Unobligated funds reprogrammed to PHA-Wide category.
	SUBTOTAL			133,068	508,652	508,652	0	
CAL 1-8	Modify apartments and public	1460	5 Units	60,060	60,366	60,366	60,366	A/E firm selected 3/97; in design.
Westside Courts	area for the disabled (FA)							
	Replace roof coverings	1460	100%	150,000	150,000	150,000	150,000	Construction complete.
	Property Office	1470		4,000	1,374	1,374	1,374	Construction completed 4/97.
	SUBTOTAL			214,060	211,740	211,740	211,740	
CAL 1-9	Property Office Security	1470	100%	4,000	0	0	0	Construction complete 4/97, funds reprogrammed
Westbrook								
	SUBTOTAL			4,000	0	0	0	
CAL 1-10	Replace sewer lines	1450	100%	147,333	222,570	222,570	215,797	Construction complete.
Potrero Annex								
	Property Office Security	1470		4,000	977	977	977	Construction completed 4/97.
	SUBTOTAL			151,333	223,547	223,547	216,774	
CAL 1-11	Abate Asbestos hazards	1460	100%	310,000	315,575	315,575	314,950	Construction complete.
North Beach								
	HQS Compliance	1460		0	84,503	84,503	51,443	In progress by in-house crew.
	Transformer Upgrade	1460		15,000	15,000	15,000	0	
	SUBTOTAL			325,000	415,078	415,078	366,393	
CAL 1-15	Rem. LBP contaminated soil	1450	N/A	9,200	6,849	6,849	6,849	Construction complete.
Ping Yuen								
	Topsoil replacement	1460		0	2,431	2,431	2,431	Construction complete.
	Install grab bars in sr. apts.(FA)	1460	100%	8,390	9,390	9,390	8,390	
	SUBTOTAL			17,590	18,670	18,670	17,670	

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Annual Statement/
Performance and Evaluation Report
Part II: **1992**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-17A Hunters Point A	Modify apts for disabled (FA)	1460	8 Units	101,105	150,000	150,000	101,105	A/E firm selected 3/97; in design.
	Abate lead hazards (FA)	1460	100%	234,003	556,152	556,152	549,559	In progress.
	SUBTOTAL			335,108	706,152	706,152	650,664	
CAL 1-18(1) JFK Towers	Rehabilitate two building elevators	1460	100%	277,518	277,518	277,518	277,518	Construction complete.
	Smoke Detectors	1460	100%	22,482	22,482	22,482	16,640	Construction complete.
	SUBTOTAL			300,000	300,000	300,000	294,158	
CAL 1-18(3) Hunters View	Install exterior security lighting	1450	50%	255,779	258,643	258,643	255,779	Construction complete.
	SUBTOTAL			255,779	258,643	258,643	255,779	
CAL 1-18(4) Alice Griffith	Repair exterior security lighting	1450	100%	174,000	162,137	162,137	162,137	Construction complete.
	Fence & gate.	1450		0	90,140	90,140	40,925	New work item; construction complete 9/97.
	Sidewalk repair	1450		0	61,213	61,213	0	Item reprogrammed from CGP94.
	Repave play area (FA)	1450	100%	14,349	0	0	0	Complete; funds reprogrammed.
	Abate lead based paint (FA)	1460	100%	260,964	267,842	267,842	260,964	Complete
	HQS Compliance	1460		0	394,128	394,128	81,497	In progress by in-house crew.
	SUBTOTAL			449,313	975,460	975,460	545,523	
CAL 1-18(5) Rosa Parks	Rehabilitate three building elevators	1460	100%	300,520	300,870	300,870	300,433	Construction complete.
	Roof replace-1111 Buchanan St.	1470	100%	220,000	122,793	122,793	122,793	Construction complete.
	SUBTOTAL			520,520	423,663	423,663	423,226	
CAL 1-18(6) Ping Yuen North	Install grab bars in sr. apts.(FA)	1460	100%	1,925	1,925	1,925	1,954	Construction complete.
	SUBTOTAL			1,925	1,925	1,925	1,954	

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Annual Statement/
Performance and Evaluation Report
Part II: **1992**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-18(7) Hayes Valley	Install new exterior security lighting (FA)	1450		91,775	91,775	91,775	91,775	Construction complete.
	SUBTOTAL			91,775	91,775	91,775	91,775	
CAL 1-18(10) Woodside Gardens	HQS Compliance	1460		0	160	160	0	New work item.
	SUBTOTAL			0	160	160	0	
CAL 1-18(13) Mission Dolores	Rehab. two building elevators	1460	100%	258,056	258,056	258,056	258,056	Construction complete.
	Repair chronic building rain leaks	1460	100%	328,402	328,402	328,402	328,402	Construction complete.
	HQS Compliance	1460		0	31,000	31,000	0	New work item.
	Replace building ventilation fans	1460	100%	11,228	0	0	0	Complete; funds reprogrammed.
	SUBTOTAL			597,686	617,458	617,458	586,458	
CAL 1-19(1) 990 Pacific Ave.	Rehab. two building elevators	1460	100%	220,000	185,755	185,755	185,755	Construction complete.
	Repair leaking roofs	1460	75%	405,000	371,663	371,663	371,663	Construction complete.
	HQS Compliance	1460		0	0	0	0	
	Replace building ventilation fans	1460	100%	13,000	0	0	0	Complete; funds reprogrammed.
	SUBTOTAL			638,000	557,418	557,418	557,418	
CAL 1-19(2) 1750 McAllister	HQS Compliance	1460		0	132,000	132,000	1,122	New work item.
	SUBTOTAL			0	132,000	132,000	1,122	
CAL 1-20 3850 18th Street	504 Modification	1460	2 Units	314	363,750	363,750	87,278	A/E firm selected 3/97; in design.
	Rehabilitate development elevators	1460	100%	115,729	80,790	80,790	80,790	Construction complete.
	HQS Compliance	1460		0	382,702	382,702	118,559	New work item
	SUBTOTAL			116,043	827,242	827,242	286,627	

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Annual Statement/
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Part II: **1992**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-21 ClementinaTowers	504 Modification	1460	11 Units	207,323	212,637	212,637	209,504	In progress.
	Replace building ventilation fans	1460	100%	47,000	40,372	40,372	40,372	Construction complete.
	Asbestos Abatement	1460	1 Unit	6,254	4,762	4,762	4,762	Construction complete.
	Upgrade public area lighting (FA)	1460	100%	62,000	31,562	31,562	31,562	Construction complete.
	HQS Compliance	1460		0	0	0	395	New work item; funds reprogrammed.
	SUBTOTAL			322,577	289,333	289,333	286,595	
CAL 1-23 1880 Pine Street	504 Modification	1460	1 Unit	272	3,447	3,447	2,068	Complete.
	Boiler	1460		7,960	7,960	7,960	7,960	Complete.
	Replace building ventilation fans	1460	100%	32,477	24,864	24,864	24,864	Construction complete.
	HQS Compliance	1460		0	0	0	0	
	SUBTOTAL			40,709	36,271	36,271	34,892	
CAL 1-27 350 Ellis Street	504 Modification	1460	5 Units	41,077	43,706	43,706	43,529	Complete.
	Abate asbestos hazards	1460	100%	60,184	65,018	65,018	47,993	In progress.
	Replace building ventilation fans	1460	100%	36,653	45,295	45,295	22,648	Construction complete.
	Hardwired Smoke Detectors	1460		22,352	22,352	22,352	0	Contract in progress.
	Replace leaking roofs	1460	100%	60,000	44,737	44,737	44,737	Construction complete.
	SUBTOTAL			220,266	221,108	221,108	158,906	
CAL 1-28 666 Ellis Street	504 Modification	1460	8 Units	35,691	36,891	36,891	36,622	Complete.
	Replace building ventilation fans	1460	100%	60,000	28,959	28,959	28,959	Construction complete.
	SUBTOTAL			95,691	65,850	65,850	65,581	

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Annual Statement/
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Part II: **1992**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-29	504 Modification	1460	6 Units	34,420	383,111	383,111	55,111	In progress by in-house crew.
345 Arguello Blvd								
	Replace building ventilation fans	1460	100%	45,000	18,109	18,109	18,109	Construction complete.
	Repair roof leaks	1460	100%	114,000	144,671	144,671	122	Contract in progress; also funded in CGP '95.
	Lighting	1460	100%	3,000	0	0	0	Complete; funds reprogrammed.
	HQS Compliance	1460		0	70,350	70,350	53,419	New work item; in progress - in-house crew.
	SUBTOTAL			196,420	616,241	616,241	126,761	
CAL 1-30	Rehab. two building elevators	1460	100%	40,000	31,743	31,743	28,876	Construction complete.
462 Duboce Street								
77 Coleridge	504 Modifications	1460	5 Units	23,799	25,799	25,799	25,012	Complete
105 Lundy Lane								
	In place management-LBP	1460	1 Unit	4,739	2,308	2,308	2,308	Construction complete.
	Alarm Systems	1460		1,359	106	106	106	Complete
	Redesign garbage room (FA)	1460	100%	33,000	6,450	6,450	6,450	Construction complete.
	HQS Compliance	1460		0	0	0	0	
	SUBTOTAL			102,897	66,406	66,406	62,752	
CAL 1-31	504 Modifications	1460	8 Units	0	150,440	150,440	4,442	In progress by in-house crew.
25 Sanchez Street								
	Replace leaking roof coverings	1460	100%	15,841	15,841	15,841	0	Construction complete; funds reprogrammed.
	HQS Compliance	1460		0	0	0	0	
	SUBTOTAL			15,841	166,281	166,281	4,442	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-32	504 Modifications	1460	5 Units	35,627	40,627	40,627	37,079	In progress by in-house crew.
1760 Bush Street	Replace building ventilation fans	1460	100%	46,000	29,425	29,425	29,425	Construction complete.
	Rehab. two building elevators	1460	100%	95,000	87,507	87,507	87,507	Construction complete.
	HQS Compliance	1460		0	0	0	0	
	SUBTOTAL			176,627	157,559	157,559	154,011	
CAL 1-33	Replace building roof coverings	1460	100%	4,313	4,313	4,313	4,313	Construction complete.
275 Thrift Street	SUBTOTAL			4,313	4,313	4,313	4,313	
CAL 1-34	Rehabilitate the building elevator	1460	100%	40,000	35,441	35,441	35,441	Construction complete.
363 Noe Street	Roofing & Waterproofing			27,200	0	0	0	Complete; funds reprogrammed.
	HQS Compliance	1460		0	358	358	358	In progress.
	SUBTOTAL			67,200	35,799	35,799	35,799	
CAL 1-35	Rehabilitate the building elevator	1460	100%	60,000	34,852	34,852	34,852	Construction complete.
2698 California St.	HQS Compliance	1460		0	501	501	501	In progress.
	SUBTOTAL			60,000	35,353	35,353	35,353	
CAL 1-36	Rehabilitate the building elevator	1460	100%	100,000	106,102	106,102	0	In progress by contractor.
227 Bay Street	HQS Compliance	1460		0	0	0	0	
	SUBTOTAL			100,000	106,102	106,102	0	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-37	504 Modifications	1460	8 Units	93,325	88,450	88,450	99,473	Complete.
491 31st Avenue								
	Replace building ventilation fans	1460	100%	53,000	17,149	17,149	17,149	Construction complete.
	Replace leaking roof coverings	1460	100%	564,446	632,371	632,371	564,446	Construction complete.
	Rehabilitate the building elevators	1460	100%	100,000	83,004	83,004	83,004	Construction complete.
	HQS Compliance	1460		0	64,510	64,510	38,236	New work item;in progress by in-house crew.
	SUBTOTAL			810,771	885,484	885,484	802,308	
CAL 1-39	Rehabilitate the building elevator	1460	100%	90,000	64,609	64,609	64,609	Construction complete.
939 & 951Eddy St.	HQS Compliance	1460		0	0	0	0	New work item; funds reprogrammed.
	SUBTOTAL			90,000	64,609	64,609	64,609	
CAL 1-41	Upgrade the building elevator	1460	100%	75,000	51,000	51,000	51,000	Construction complete.
430 Turk	HQS Compliance	1460		0	120,000	120,000	224	New work item;in progress by in-house crew.
	SUBTOTAL			75,000	171,000	171,000	51,224	
CAL 1-43	504 Modifications	1460		0	169,128	169,128	728	In progress by in-house crew.
Robert B Pitts								
	SUBTOTAL			0	169,128	169,128	728	
PHA- Wide	Underground fuel tank leak soil	1450	100%	50,000	8,350	8,350	8,350	Construction complete.
(1815 Egbert Ave)	contamination abatement-phs2							
	Rehabilitate building elevator	1470	100%	160,000	6,243	6,243	6,243	Work item deleted from CGP.
	SUBTOTAL			210,000	14,593	14,593	14,593	
PHA Wide	504 Modifications	1460		411,751	14,318	14,318	1,223	In design & construction.
	Lead Based Paint Abatement	1460		377,335	27,720	27,720	4,720	In progress by in-house crew.
	Furniture & Equipment	1475		0	7,982	7,982	0	On order
	SUBTOTAL			789,086	50,020	50,020	5,943	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide: Management Improvements	a. Reduction of tenant accts rec	1408		273,874	273,877	273,877	273,877	Scope of work complete.
	b. Improve maint work-order system			21,425	21,425	21,425	21,425	Scope of work complete.
	c. Admin. capital improve. budgets			54,687	54,687	54,687	54,687	Scope of work complete.
	d. Improve sys. for annual inspect'ns			25,000	0	0	0	Complete; funds reprogrammed.
	e. Mater'l plan'g capacity-warehses			175,000	174,374	174,374	174,374	Scope of work complete.
	f. Imprv after-hrs emergency maint			50,000	51,320	51,320	51,320	Scope of work complete.
	g. Revise/implimt new lease agremt			34,701	34,701	34,701	34,701	Scope of work complete.
	h. apart. vacancy reduct'n project			0	0	0	102	Scope of work complete.
	I. Training capacity for staff			50,000	39,185	39,185	47,167	Complete.
	j. Monitor resident service providers			25,000	675	675	675	Complete.
	k. construction inspect procedures			0	0	0	0	
	l. resident leadership training			55,002	63,156	63,156	56,897	In-progress.
	m. policy/procd.man'l-res.select'n			45,313	30,315	30,315	30,315	In-progress.
	n. Breifing matls -preapplicants			50,000	13,780	13,780	13,780	In-progress.
	o. offduty-police patrol target sites			833,000	833,000	833,000	833,000	Scope of work complete.
	p. computer system upgrades			0	139,607	139,607	0	
	SUBTOTAL			1,693,002	1,730,102	1,730,102	1,592,319	
AdministrationCosts	Salaries of staff working on CGP	1410		961,071	1,050,044	1,050,044	1,050,044	Staff in place &working on program.
	Fringe benefits			221,047	132,075	132,075	132,075	
	SUBTOTAL			1,182,118	1,182,119	1,182,119	1,182,119	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees and Costs	a. A&E for CompMod at Cal 1-3	1430		0	0	0	0	
	b. A&E for generators at Cal 1-41			25	25	25	25	Complete.
	c. A&E-soil abatement-1815 Egbert			24,659	24,659	24,659	24,659	Complete.
	d. A&E-roof & building leaks at:							
	Cal 1-8			105,814	105,814	105,814	105,814	)
	Cal 1-10			56,821	56,821	56,821	56,821	)
	Cal 1-18(2)			53,080	53,080	53,080	53,080	)
	Cal 1-18(5)			26,213	30,098	30,098	26,213	)
	Cal 1-18(7)			55,884	55,884	55,884	55,884	)
	Cal 1-18(13)			75,832	75,832	75,832	75,832	) All Work
	Cal 1-19(1)			116,713	116,713	116,713	116,713	)
	Cal 1-19(2)			24,353	30,213	30,213	30,213	) Complete.
	Cal 1-21			27,846	40,560	40,560	40,560	)
	Cal 1-27			23,004	27,988	27,988	23,038	)
	Cal 1-29			25,310	30,860	30,860	25,310	)
	Cal 1-31			59,355	59,550	59,550	59,550	)
	Cal 1-32			20,421	20,141	20,141	21,141	)
	Cal 1-33			1,370	1,370	1,370	1,370	)
	Cal 1-34			79,235	77,720	77,720	77,719	)
	Cal 1-37			86,421	86,932	86,932	86,932	)
	e. A&E-sewer line replacement at:							
	Cal 1-2			126,893	126,893	126,893	126,893	Complete.
	Cal 1-10			58,950	14,129	14,129	11,980	Complete.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees&Costs(Cont'd)	f. Consultant for asbestos *testing* at:	1430						
	Cal 1-1			8,475	8,475	8,475	8,475	Asbestos testing complete at ALL sites;
	Cal 1-2			25,710	40,110	40,110	25,710	remaining funds transferred to
	Cal 1-4			29,020	29,044	29,044	29,020	PHA-wide categories.
	Cal 1-8			10,282	10,282	10,282	10,282	
	Cal 1-10			12,085	12,082	12,082	12,085	
	Cal 1-11			17,895	18,081	18,081	17,895	
	Cal 1-15			4,862	4,885	4,885	4,862	
	Cal 1-17A			10,277	10,277	10,277	10,277	
	Cal 1-18(1)			5,370	7,688	7,688	7,688	
	Cal 1-18(2)			1,246	1,246	1,246	1,246	
	Cal 1-18(4)			8,740	9,216	9,216	8,740	
	Cal 1-18(5)			10,429	10,429	10,429	10,429	
	Cal 1-18(6)			9,846	9,846	9,846	9,846	
	Cal 1-18(7)			16,124	16,124	16,124	16,124	
	Cal 1-18(10)			9,163	9,163	9,163	9,163	
	Cal 1-18(13)			7,142	7,142	7,142	7,142	
	Cal 1-19(1)			7,654	7,654	7,654	7,654	
	Cal 1-19(2)			6,922	9,222	9,222	6,922	
	Cal 1-20			5,644	5,644	5,644	5,644	
	Cal 1-21			15,734	15,734	15,734	15,734	
	Cal 1-23			6,371	6,371	6,371	6,371	
	Cal 1-27			11,358	11,358	11,358	11,358	
	Cal 1-28			11,423	11,656	11,656	11,423	
	Cal 1-29			3,750	3,750	3,750	3,750	
	Cal 1-30			5,290	5,289	5,290	5,290	
	Cal 1-31			5,062	5,062	5,062	5,062	
	Cal 1-32			10,981	14,781	14,781	10,981	
	Cal 1-33			379	379	379	379	
	Cal 1-34			4,432	3,550	3,550	3,550	
	Cal 1-35			3,833	3,351	3,351	3,351	
	Cal 1-36			2,996	2,996	2,996	2,996	
	Cal 1-37			3,327	3,327	3,327	3,327	
	Cal 1-39			3,893	2,788	2,788	2,788	
	Cal 1-41			3,720	3,720	3,720	3,720	
	Cal 1-42			1,603	1,603	1,603	1,603	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees&Costs(Cont'd)	g. A&E for grab bar installation at:	1430						
	Cal 1-15			12,301	12,301	12,301	12,301	Complete.
	Cal 1-18(6)			966	966	966	966	Complete.
	h. A&E for elevator rehabilitation at:							
	Cal 1-18(1)			7,086	7,086	7,086	7,086	)
	Cal 1-18(5)			9,945	9,945	9,945	9,945	)
	Cal 1-18(13)			13,019	13,019	13,019	13,019	)
	Cal 1-19(1)			11,591	11,781	11,781	11,781	)
	Cal 1-20			10,230	10,230	10,230	10,230	)
	Cal 1-30			17,702	17,680	17,680	17,701	)
	Cal 1-32			11,751	11,751	11,751	11,751	)
	Cal 1-34			5,796	7,606	7,606	7,606	) All
	Cal 1-35			4,940	4,940	4,940	4,940	)
	Cal 1-36			15,201	15,226	15,226	15,201	) Complete.
	Cal 1-37			8,376	8,376	8,376	8,376	)
	Cal 1-39			7,040	6,720	6,720	6,720	)
	Cal 1-41			5,841	5,841	5,841	5,841	)
	1815 Egbert Avenue			8,502	8,502	8,502	8,502	)
	i. A&E for mildew abatement at:							
	Cal 1-1			21,302	21,302	21,302	21,302	Complete.
	j. A&E for vent fan replacement at:	1430						
	Cal 1-18(13)			0	0	0	0	)
	Cal 1-19(1)			0	0	0	0	)
	Cal 1-21			1,816	1,816	1,816	1,816	)
	Cal 1-23			0	0	0	0	)
	Cal 1-27			2,956	2,956	2,956	2,956	)
	Cal 1-28			3,986	3,986	3,986	3,986	) All
	Cal 1-29			121	121	121	121	)
	Cal 1-32			3,198	3,198	3,198	3,198	) Complete.
	Cal 1-37			2,041	2,041	2,041	2,041	)

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees&Costs(Cont'd)	k. A&E for LBP abatement at:	1430						
	Cal 1-1			51,453	72,770	72,770	55,989	Complete.
	Cal 1-17A			38,790	45,998	45,998	45,876	Complete.
	Cal 1-18(4)			44,134	47,794	47,794	44,804	Complete.
	l. A&E for asbestos abatement at:							
	Cal 1-11			150,000	157,542	157,542	103,378	Complete.
	Cal 1-27			100,000	144,093	144,093	21,106	Complete.
	m. A&E for 504/ADA modifications at:							
	Cal 1-1			5,309	5,309	5,308	5,308	)
	Cal 1-4			6,300	6,300	6,300	6,300	)
	Cal 1-8			1,455	1,455	1,455	1,455	)
	Cal 1-17A			2,083	2,083	2,083	2,083	)
	Cal 1-21			8,033	8,033	8,033	8,033	)
	Cal 1-23			1,449	1,449	1,449	1,449	)
	Cal 1-27			1,408	1,408	1,408	1,408	) All
	Cal 1-28			4,169	4,169	4,169	4,169	)
	Cal 1-29			3,489	2,489	2,489	3,489	) Complete.
	Cal 1-30			4,143	4,143	4,143	4,143	)
	Cal 1-31			2,854	2,854	2,854	2,854	)
	Cal 1-32			2,766	2,766	2,766	2,766	)
	Cal 1-37			542	542	542	542	)
	n. A&E for fire damage at:							
	Cal 1-3			0	0	0	0	No fees and costs were required for
	Cal 1-18(3)			0	0	0	0	this work.
	o. A&E for paving replacement at:							
	Cal 1-4			11,219	11,219	11,219	11,219	Construction work completed; no further
	Cal 1-18(4)			1,909	1,909	1,909	1,909	design work or inspection needed.

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees&Costs(Cont'd)	p. A&E-upgrade pub.area lighting at	1430						
	Cal 1-21			2,738	2,738	2,738	2,738	Complete.
	Cal 1-37			1,091	1,091	1,091	1,091	Complete.
	q. A&E - exterior security lighting at:							
	Cal 1-2			39,024	39,024	39,024	39,024	) Design/construction completed by
	Cal 1-4			6,592	6,592	6,592	6,592	) in-house staff for all sites.
	Cal 1-18(3)			11,736	11,736	11,736	11,736	)
	Cal 1-18(4)			9,484	9,484	9,484	9,484	)
	Cal 1-18(7)			2,096	2,096	2,096	2,096	)
	r. A&E -redesign garbage room at:							
	Cal 1-30			2,969	2,969	2,969	2,969	Construction complete.
	s. Fees & costs - inspections			0	1,891	1,891	1,891	Complete.
PHA WIDE	Architectural and Engineering Fees	1430		269,554	251,739	251,739	97,871	In progress for remaining items.
	Asbestos Hazardous Testing	1430		108,000	0	0	0	Asbestos testing completed at ALL sites.
	SUBTOTAL			2,429,733	2,398,682	2,398,682	2,011,793	
	GRAND TOTAL			16,889,118	16,889,118	16,889,118	13,009,332	

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-1 Holly Courts	12/31/93	12/31/94	3/31/95	12/31/97			
CAL 1-2 Potrero Terrace	9/30/94	9/30/95	9/30/95	12/31/96	12/31/97		New work item.
CAL 1-3 Sunnydale	6/30/93	6/30/94	5/14/93	9/30/95	12/31/97		New work item.
CAL 1-4 Valencia Gardens	6/30/94		9/30/94	9/30/95		9/30/95	
CAL 1-8 Westside Courts	12/31/93		11/15/93	12/31/96	6/30/97	6/30/97	Contract complete.
CAL 1-10 Potrero Annex	9/30/94	9/30/95	9/30/95	12/31/97		6/30/97	
CAL 1-11 North Beach	3/31/94	9/30/94	3/30/94	9/30/96	12/31/97		New work item: HQS Compliance.
CAL 1-15 Ping Yuen	9/30/93	6/30/94	4/5/94	9/30/95	3/31/97	3/31/97	
CAL 1-17A Hunter's Pt. E&W	12/31/93	12/31/95	9/30/95	12/31/97		6/30/96	
CAL 1-18(1) JFK Towers	6/30/93	12/31/93	6/11/93	9/30/95	12/31/97		
CAL 1-18(2) Yerba Buena Plaza	6/30/93	12/31/93	12/15/93	12/31/96		6/30/96	
CAL 1-18(3) Hunter's View	6/30/94	12/31/94	1/30/94	6/30/96		6/30/96	

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Annual Statement/
Performance and Evaluation Report **1992**
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-18(4) Alice Griffith	6/30/94	12/31/94	3/30/94	9/30/96	12/31/97		New work item: HQS Compliance.
CAL 1-18(5) Rosa Parks	12/31/93	9/30/94	8/4/94	9/30/96	12/31/97		Work item reprogrammed to this budget; contract to be completed 12/31/97.
CAL 1-18(6) Ping Yuen North	9/30/93	9/30/94	4/13/94	9/30/96		6/30/96	
CAL 1-18(7) Hayes Valley	6/30/94	9/30/94	6/24/94	9/30/95		9/30/95	
CAL 1-18(13) Mission Dolores	12/31/93	6/30/94	5/26/94	6/30/96	12/31/97		New work item: HQS Compliance.
CAL 1-19(1) 990 Pacific	12/31/93	6/30/94	5/26/94	6/30/96	12/31/97		
CAL 1-20 3850 18th Street	6/30/93	12/31/94	10/29/94	9/30/96	12/31/97		New work item: HQS Compliance.
CAL 1-21 Clementina	12/31/93	6/30/94	5/26/94	12/31/95	12/31/97		New work item: HQS Compliance.
CAL 1-23 1880 Pine	12/31/93	6/30/94	5/26/94	12/31/95	12/31/97		
CAL 1-27 350 Ellis	3/31/94	9/30/95	9/30/95	6/30/97	12/31/97		
CAL 1-28 666 Ellis	12/31/93	6/30/94	5/26/94	6/30/97		6/30/97	
CAL 1-29 345 Arguello	12/31/93	12/31/95		9/90/97	12/31/97		New work item: HQS Compliance.

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Annual Statement/
Performance and Evaluation Report **1992**
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-30A 462 Duboce	12/31/93	12/31/94	2/6/94	12/31/97			
CAL 1-31 25 Sanchez	12/31/93	6/30/94	12/16/93	9/30/96	9/30/96		
CAL 1-32 1760 Bush	12/31/93	6/30/94	10/14/93	9/30/96	12/31/97		
CAL 1-33 275 Thrift	12/31/93	4/30/94	2/18/94	9/30/96		6/30/96	
CAL 1-34 Noe, et al	6/30/93	12/31/93	10/14/93	6/30/96		6/30/96	
CAL 1-35 2698 California	6/30/93	6/30/94	6/9/94	12/31/96	12/31/97		
CAL 1-36 227 Bay	6/30/93	12/31/95	12/3195	9/30/97	12/31/97		
CAL 1-37 491 31st Avenue	12/31/93	6/30/94	10/14/93	12/31/97			
CAL 1-39A&B 939-951 Eddy St.	6/30/93	6/30/94	6/9/94	12/31/97			
CAL 1-41 430 Turk Street	12/31/93	6/30/94	6/26/94	12/31/97			
CAL 1-43 Robert B Pitts	-	6/30/97		-	12/31/97		New work item.
Citywide (1815 Egbert)	9/30/93	12/31/95	9/30/95	12/31/97			

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Annual Statement/
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Comprehensive Grant Program (CGP)

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OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvement Items							
35. a.	3/31/93		3/31/93	12/31/96	12/31/97	12/31/96	
b.	9/30/93	6/30/94	4/18/94	12/31/96	12/31/97	12/31/96	
c.	3/31/93		3/31/93	12/31/96	12/31/97	12/31/96	
d.	9/30/93		N/A	12/31/96		N/A	Work item deleted from budget.
e.	3/31/93		3/31/93	12/31/96	12/31/97	12/31/96	
f.	9/30/93	6/30/94	4/18/94	12/31/96	12/31/97	12/31/96	
g.	6/30/93	3/31/94	11/1/93	12/31/96	12/31/97	12/31/96	
h.	9/30/93	N/A			12/31/97	12/31/96	
i.	9/30/93	6/30/94	1/21/94	12/31/96	12/31/97	12/31/96	
j.	3/31/93	3/31/94		12/31/96	12/31/97	12/31/96	
k.	6/30/93	N/A			12/31/97	N/A	
l.	6/30/93		6/30/93	12/31/96	12/31/97		
m.	3/31/93	6/30/94	4/29/94	12/31/96	12/31/97	12/31/96	
n	3/31/93	6/30/94	11/30/93	12/31/96	12/31/97	12/31/96	
o	12/31/93		3/25/93	12/31/96	12/31/97	12/31/96	

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Annual Statement/ Performance and Evaluation Report

Part I: Summary

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

PHA/HA Name		Comprehensive Grant Number	FFY of Grant Approval
SAN FRANCISCO HOUSING AUTHORITY	1993 COMP GRANT	CA39P00170293	1993

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number ___ ☐ Performance & Evaluation Report for Program Year Ending 6/30/97

☐ Final Performance and Evaluation

Line No.		Summary by Development Account	Total Estimated Cost		Total Actual Costs (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10%of Line 19)				
3	1408	Management Improvement	2,601,567	2,403,046	2,403,046	2,169,676
4	1410	Administration	1,366,370	1,616,720	1,616,720	1,616,720
5	1411	Audit	20,000	0	0	0
6	1415	Liquidated Damages				
7	1430	Fees and Costs	1,559,982	2,091,210	2,091,210	2,021,972
8	1440	Site Acquisition				
9	1450	Site Improvement	1,396,431	959,887	959,887	283,170
10	1460	Dwelling Structures	11,343,867	12,144,382	12,144,382	2,031,371
11	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470	Nondwelling Structures	558,272	217,894	217,894	217,894
13	1475	Nondwelling Equipment	20,000	89,931	89,931	495
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs	658,881	2,300	2300	1,413,028
17	1498	Mod Used for Development				
18	1502	Contingency (may not exceed 8% of line 19)	0	0	0	0
19	**Amount of Annual Grant (Sum of lines 2-18)**		19,525,370	19,525,370	19,525,370	9,754,326
20	Amount of line 19 Related to LBP Activities		3,153,031	837,082	837,082	438,194
21	Amount of line 19 Related to Section 504 Compliance		446,656	3,903,755	3,903,755	65,086
22	Amount of line 19 Related to Security		1,343,463	1,235,772	1,235,772	1,102,212
23	Amount of line 19 Related to Energy Conservation Measures					

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(2) To be Completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Mr. Ronnie Davis, Acting Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form HUD-52837 (10/96)
ref Handbook 7485.3

Annual Statement/
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Part II: **1993**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-01577 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-1 Holly Court	Comp Modernization	1460		3,744,579	150,133	150,133	151,625	A&E design started 7/97.
	SUB-TOTAL			3,744,579	150,133	150,133	151,625	
CAL 1-2 Potrero Terrace	Asbestos abatement	1460		0	35,000	35,000	24,000	In progress by contractor
	Lead Base Paint abatement	1460	100%	122	266,567	266,567	239,812	In progress by in-house crew.
	SUBTOTAL			122	301,567	301,567	263,812	
CAL 1-3 Sunnydale	Landscaping	1450		0	399,799	399,799	0	In progress by in-house crew.
	Interior Upgrade	1460	82 units	0	662,159	662,159	0	In progress by in-house crew.
	SUBTOTAL			0	1,061,958	1,061,958	0	
CAL 1-4 Valencia Gardens	Abate lead in all apartments (FA)	1460	100%	45,788	38,018	38,018	37,668	Construction complete.
	Abate asbestos hazards	1460	100%	6,193	434,226	434,226	4,514	In progress by contractor
	504 Modifications/Compliance	1460		0	173,890	173,890	0	In progress by in-house crew.
	HQS compliance	1460		0	73,243	73,243	0	In progress by in-house crew.
	SUBTOTAL			51,981	719,377	719,377	42,182	
CAL 1-5 Bernal Dwellings	Comp Mod -phase one site work	1450		61,845	0	0	61,845	Hope VI site-funds set for demolition
	New breezeway doors-existing bldgs	1460		3,375	0	0	3,375	Construction complete.
	SUBTOTAL			65,220	0	0	65,220	
CAL 1-8 Westside Courts	Abate Lead in all apartments (FA)	1460	100%	38,689	0	0	0	Funds reallocated to HQS.
	504 Modifications/Compliance	1460		0	139,674	139,674	0	In progress by in-house crew.
	SUBTOTAL			38,689	139,674	139,674	0	

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Annual Statement/

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Part II: **1993**

Comprehensive Grant Program (CGP)

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-01577 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-9 Westbrook Apartm'nts	New exterior security lighting	1450	100%	180,000	0	0	0	Funds reallocated to HQS.
	Lots and landscaping	1450	N/A	443,000	152,123	152,123	152,123	In progress by in-house crew.
	Install new sewer lines	1450	100%	114,287	5,233	5,233	31	Funds reallocated to HQS.
	Abate lead in all apartments (FA)	1460	100%	927,070	0	0	0	Funds reallocated to HQS.
	Abate Asbestos hazards	1460	100%	488,693	0	0	0	Funds reallocated to HQS.
	Exterior Painting	1460		0	358,819	358,819	0	Reprogrammed from CGP94.
	504 Modifications/Compliance	1460		17,000	168,400	168,400	3,045	In progress by in-house crew.
	HQS compliance	1460		0	1,490,446	1,490,446	14,291	In progress by in-house crew.
	Upgrade resident community space	1470	N/A	178,000	17,961	17,961	17,961	Funds reallocated to HQS.
	Community space fur & equip	1475	N/A	20,000	495	495	495	Funds reallocated to HQS.
	SUBTOTAL			2,368,050	2,193,477	2,193,477	187,946	
CAL 1-10 Potrero Annex	Playground	1450	100%	40,000	0	0	0	Funds reallocated to HQS.
	Alarm Systems	1460	100%	60,321	0	0	0	Funds reallocated to HQS.
	Wall Heating Replacement	1460	100%	134,988	0	0	0	Construction complete.
	SUBTOTAL			235,309	0	0	0	
CAL 1-15 Ping Yuen	Abate Asbestos hazards	1460	100%	1,551	0	0	0	Funds reallocated to HQS.
	Windows	1460	100%	55,691	0	0	0	Funds reallocated to HQS.
	SUBTOTAL			57,242	0	0	0	
CAL 1-17 Hunters Point	504 Modifications/Compliance	1460		0	122,216	122,216	0	In progress by in-house crew.
	SUBTOTAL			0	122,216	122,216	0	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-18(3) Hunters View	Replace sewer lines	1450	100%	327,000	812	812	812	Funds reallocated to HQS.
	Lots and landscaping	1450		63,147	68,075	68,075	68,075	Construction complete.
	Provide new garbage systems	1450	100%	109,000	0	0	0	Funds reallocated to HQS.
	Provide new swing set.	1450	100%	55,158	0	0	0	Funds reallocated to HQS.
	Abate lead hazards in all units (FA)	1460	100%	16,298	397,547	397,547	61,910	In progress by in-house crew.
	504 Modifications/Compliance	1460		21,227	21,415	21,415	21,227	Construction complete.
	HQS Compliance	1460		0	1,352,521	1,352,521	2,108	In progress by in-house crew.
	Windows & insect screens (FA)	1460	100%	350,000	0	0	0	Funds reallocated to HQS.
	Community Space	1470	N/A	83,996	0	0	0	Funds reallocated to HQS.
	Office/Laundry Facility	1470	N/A	125,102	0	0	0	Funds reallocated to HQS.
	SUBTOTAL			1,150,928	1,840,370	1,840,370	154,132	
CAL 1-18(4) Alice Griffith	Fencing & Security	1450		0	133,560	133,560	0	In progress by in-house crew.
	Interior Upgrade - HQS	1460	254 units	0	385,542	385,542	0	In progress by in-house crew.
	504 Modifications/Compliance	1460		4,208	463,500	463,500	291	In progress by in-house crew.
	Exterior Painting	1460	100%	243,000	243,000	243,000	243,000	Construction complete.
	SUBTOTAL			247,208	1,225,602	1,225,602	243,291	
CAL 1-18(7) Hayes Valley	Stairs	1460		0	68,772	68,772	68,772	Construction complete.
	SUBTOTAL			0	68,772	68,772	68,772	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-18(13) Mission Dolores	504 Modifications/Compliance	1460		1,245	261,612	261,612	27,342	In progress by in-house crew.
	HQS Compliance	1460		0	91,000	91,000	0	In progress by in-house crew.
	Abate serious mildew problems (FA)	1460	100%	127,690	334	334	334	Funds reallocated to HQS.
	SUBTOTAL			128,935	352,946	352,946	27,676	
CAL 1-19(1) 990 Pacific	HQS Compliance	1460		0	123,000	123,000	0	In progress by in-house crew.
	SUBTOTAL			0	123,000	123,000	0	
CAL 1-19(2) 1750 McAllister	504 Modifications/Compliance	1460		68,145	447,000	447,000	3,727	In progress by in-house crew.
	Waterproof buildings/roof	1460	100%	811,000	851,780	851,780	813,352	Construction complete.
	SUBTOTAL			879,145	1,298,780	1,298,780	817,079	
CAL 1-21 Clementina Towers	Waterproof buildings	1460	100%	733,000	833,000	833,000	49,117	In design phase.
	504 Modifications/Compliance	1460		0	332,895	332,895	0	In progress by in-house crew.
	Parking Lot	1450	N/A	2,994	285	285	285	Construction complete.
	SUBTOTAL			735,994	1,166,180	1,166,180	49,402	
CAL 1-23 1880 Pine St.	504 Modifications/Compliance	1460		0	196,053	196,053	0	In progress by in-house crew.
	SUBTOTAL			0	196,053	196,053	0	
CAL 1-27 350 Ellis	504 Modifications/Compliance	1460		0	310,044	310,044	0	In progress by in-house crew.
	SUBTOTAL			0	310,044	310,044	0	
CAL 1-28 666 Ellis	504 Modifications/Compliance	1460		0	358,109	358,109	0	In progress by in-house crew.
	SUBTOTAL			0	358,109	358,109	0	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-30	504 Modifications/Compliance	1460		0	289,418	289,418	0	In progress by in-house crew.
462 Duboce								
	SUBTOTAL			0	289,418	289,418	0	
CAL 1-31	504 Modifications/Compliance	1460		0	149,710	149,710	0	In progress by in-house crew.
25 Sanchez								
	SUBTOTAL			0	149,710	149,710	0	
CAL 1-32	504 Modifications/Compliance	1460		0	282,717	282,717	0	In progress by in-house crew.
1760 Bush Street								
	Repair roof coverings	1460	100%	294,000	357,081	357,081	162,081	In progress by contractor.
	SUBTOTAL			294,000	639,798	639,798	162,081	
CAL 1-34	Abate lead in all apartments (FA)	1460	100%	6,550	6,550	6,550	6,550	Construction complete.
4101 Noriega								
200 Randolph	Repair roof coverings	1460	100%	164,530	0	0	0	Construction complete.
	SUBTOTAL			171,080	6,550	6,550	6,550	
CAL 1-35	Repair roof coverings	1460	100%	139,364	0	0	0	Construction complete.
Great Highway								
	SUBTOTAL			139,364	0	0	0	
CAL 1-36	504 Modifications/Compliance	1460	3 Units	314	168,075	168,075	2,310	In progress by in-house crew.
227 Bay Street								
	Alarm System	1460	100%	1,142	212	212	212	Emergency work item.
	SUBTOTAL			1,456	168,287	168,287	2,522	
CAL 1-42	Abate lead in all units (FA)	1460	100%	4,350	4,078	4,078	4,078	Construction complete.
San Jule Apartments								
	SUBTOTAL			4,350	4,078	4,078	4,078	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-WIDE	Lead Base Paint Abatment	1460		2,011,692	0	0	0	Funds reallocated to HQS.
	ADA/504 modifications (disabled)	1460		327,781	12,291	12,291	407	In progress by in-house crew.
	Asbestos Abatement	1460		494,271	138,766	138,766	800	In progress by contractor.
	HQS Compliance	1460		0	85,569	85,569	85,423	Construction complete.
	Vehicles	1475		0	85,423	85,423	0	Completed.
	Furniture & equipment	1475		0	4,013	4,013	0	Completed.
	SUB-TOTAL			2,833,744	326,062	326,062	86,630	
PHA-wide Mgt Improvements	a. Develop accounting procedures and policy manual for Finance Dept.	1408		150,000	45,118	45,118	45,118	Completed.
	b. Develop revenue/expenditure forecasting system for Finance Dept.			65,000	63,029	63,029	63,029	Completed.
	d. Develop a Financial and Internal Audit Department			35,000	35,000	35,000	35,000	Completed.
	e. Purchasing Control System			35,000	577	577	577	Completed.
	f. Maintenance work order system			75,000	77,285	77,285	49,475	In progress.
	g. Pre-occupancy training curriculum			100,000	28,437	28,437	28,437	Completed.
	h. Staff training capacity			50,000	530	530	530	Completed
	i. Expand role of Personnel Dept.			50,000	51,452	51,452	48,628	In progress.
	j Monitoring system for outside services to residents			25,000	20,458	20,458	18,358	In progress
	k. Train Resident Services staff			20,000	20,000	20,000	20,000	Completed.

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Mgt.Imprv. Continued	l. Incr construction inspection svcs.	1408		55,000	2,900	2,900	2,264	Completed.
	m. Property Manager training.			75,000	63,879	63,879	63,879	Completed.
	n. New applicant screening.			25,000	0	0	0	
	o. Plan'g dept.procedures manual			45,000	45,000	45,000	45,000	Completed.
	p. Authority-wide operation manual			45,000	294	294	294	Completed.
	q. Use off-duty police officers to patrol targeted Authority sites.			1,102,000	1,102,000	1,102,000	1,102,000	Completed.
CAL 1-16 Alemany	Payment for lawsuit	1408		649,567	647,087	647,087	647,087	Completed.
	Lead base paint	1430		3,049	7,121	7,121	5,926	Construction completed.
	Fencing	1450		0	200,000	200,000	0	Reprogrammed from CGP94.
	Daycare center	1470		171,174	199,933	199,933	199,933	Construction completed;
	SUBTOTAL			2,775,790	2,610,100	2,610,100	2,375,535	
PHA-Wide Administration	Salaries of Staff working on CGP	1410		1,110,870	1,354,764	1,354,764	1,354,764	Staff in place and working
	Fringe Benefits			255,500	261,956	261,956	261,956	Staff in place and working
	Audit			20,000	0	0	0	Completed.
	SUBTOTAL			1,386,370	1,616,720	1,616,720	1,616,720	

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Comprehensive Grant Program (CGP)

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-01577 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
FEES & COSTS	A&E-replace power poles-Cal 1-2	1430		19,292	19,292	19,292	19,292	Completed.
	A&E-CompMod phase two-Cal 1-3			1,976	1,976	1,976	1,976	Completed.
	A&E-CompMod constr.at Cal 1-5			160,043	0	0	412,844	HOPE VI A&E Cost completed.
	A&E-major rehab of Cal 1-9			671,572	1,136,610	1,136,610	1,063,751	Reprogrammed to HOPE VI.
	A&E-major rehab of Cal 1-18(2)			152,548	0	0	184,585	Completed.
	A&E-major rehab of Cal 1-18(3)			154,272	129,441	129,441	129,441	Completed.
	A&E-CompMod constr.at Cal 1-1			0	400,000	400,000	0	Reprogrammed from CGP94.
	A&E for roof/bldg leaks at:							
	Cal 1-10			9,974	9,974	9,974	9,974	)
	1-18(2)			2,643	0	0	2,643	)
	1-18(7)			4,685	8,115	8,115	8,115	) All
	1-19(2)			10,098	10,100	10,100	10,100	)
	1-21			6,562	6,807	6,807	6,632	) Completed.
	1-32			5,943	6,118	6,118	5,943	)
	1-34			16,880	16,880	16,880	16,880	)
	1-35			15,964	15,989	15,989	15,964	)
	A&E-mildew abate. at Cal 1-18(13)			4,000	997	997	997	Inspection Completed
	A&E for lead abatement :							
	Cal 1-4			30,985	26,206	26,206	25,719	Completed.
	1-8			20,081	14,896	14,896	14,896	Completed.
	1-9			22,135	21,201	21,201	20,268	Completed.
	1-18(3)			9,828	35,632	35,632	9,519	
	1-34			8,964	12,550	12,550	5,250	
	1-42			5,229	4,515	4,515	4,397	Completed
	1-2			2,201	2,201	2,201	2,201	Completed
	A&E for asbestos abatement at:							
	Cal 1-4			68,611	65,118	65,118	6,333	
	1-15			69,375	70,578	70,578	6,913	
	1-18(2)			584	0	0	584	Completed

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs - Cont'd	A&E for 504/ADA modifications at:							
	Cal 1-15			905	905	905	905	Completed.
	1-18(4)			1,249	1,249	1,249	1,249	Completed.
	1-18(13)			805	805	805	805	Completed.
	1-19(2)			3,050	3,050	3,050	3,050	Completed.
	1-36			727	727	727	727	Completed.
PHA Wide	Fees & Cost	1430		75,752	62,157	62,157	24,094	
	SUBTOTAL			1,556,933	2,084,089	2,084,089	2,016,046	
Relocation	Temp reloc of res during rehab at:							
	Cal 1-2	1495.1		20,000	2,300	2,300	2,300	Completed.
	1-5			400,000	0	0	624,461	Completed. HOPE VI
	1-18(2)			238,881	0	0	786,267	Completed. HOPE VI
	SUBTOTAL			658,881	2,300	2,300	1,413,028	
	GRAND TOTAL			19,525,370	19,525,370	19,525,370	9,754,326	

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Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-1 Holly Court		9/30/97			12/31/98		Comp Mod added to the budget; RFQ submitted 12/4/96
CAL 1-2 Potrero Terrace	8/30/94		1/18/94	9/30/96		9/30/96	
CAL 1-3 Sunnydale	6/30/95	12/31/95	12/31/95	12/31/96		6/30/96	
CAL 1-4 Valencia Gardens	6/30/94	9/30/95	3/9/95	9/30/96	12/31/98		Work activities initially budgeted are complete; unexpended funds to be reprogrammed; Master-plan is in-progress for this site which the funds will be used.
CAL 1-5 Bernal	6/30/95		1/26/94	12/31/96		9/30/96	
CAL 1-8 Westside Courts	12/31/94			12/31/96		6/30/96	
CAL 1-9 Westbrook	12/31/95	9/30/97		9/30/98			
CAL 1-10 Potrero Annex	31/31/97			9/30/97			
CAL 1-11 North Beach	12/31/94		12/3/93	9/30/95			
CAL 1-15 Ping Yuen	12/31/94	12/31/95		3/31/97			
CAL 1-18(2) Plaza East	9/30/94	12/31/94	3/9/95	9/30/95		N/A	HOPE VI Site.
CAL 1-18(3) Hunter's View	12/31/95	6/30/97		12/31/96	12/31/98		Work was scheduled to be completed by the RMC which is no longer active; work reassigned in-house.
CAL 1-18(4) Alice Griffith	12/31/94		3/29/94	9/30/96	12/31/98		Work activities initially budgeted are complete; unexpended funds to be reprogrammed

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-18(7) Hayes Valley	9/30/94			N/A			
CAL 1-18(13) Mission Dolores	6/30/94		6/6/94	3/31/97	6/30/98		New work item; HQS Compliance.
CAL 1-19(2) 1750 McAllister	12/31/94	12/31/95	12/31/95	3/31/97	6/30/98		
CAL 1-21 Clementina	12/31/95	3/31/96		12/31/98			
CAL 1-32 1760 Bush	12/31/95	3/31/96		12/31/98			
CAL 1-34 4101 Noriega 363 Noe 200 Randolph	9/30/94	6/30/95	5/4/94	12/31/97			
CAL 1-35 Great Highway	9/30/95	3/31/96	3/31/96	12/31/96		12/31/96	
CAL 1-36 227 Bay	12/31/94		3/30/94	3/31/97	12/31/97		New 504-related work items.
CAL 1-42 San Jule Apts.	12/31/94	12/31/94		9/30/96		9/30/96	

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvement Items							
35. a.	3/31/94		1/21/94	3/31/96		12/31/96	
b.	3/31/94		1/21/94	3/31/96		12/31/96	
c.	6/30/94	N/A					
d.	3/31/94	9/30/94	10/11/94	3/1/96		12/31/96	
e.	6/30/94		9/30/93	6/30/96		12/31/96	
f.	12/31/94		2/16/94	12/31/96	6/30/98		
g.	6/30/94		3/3/94	6/30/96		12/31/96	
h.	12/31/94	3/31/97		12/31/96		12/31/96	
i.	6/30/94		2/2/94	3/31/96			
j.	12/31/94	3/30/95	2/2/95	12/31/96	6/30/98		SFHA Restructuring under the guidance of the HUD Recovery Team.
k.	6/30/94	6/30/95	5/8/95	6/30/96	6/30/98		SFHA Restructuring under the guidance of the HUD Recovery Team.
l.	12/31/94		6/13/95	12/31/96			
m	3/31/94	6/30/95		6/30/96			
n.	3/31/94	6/30/95		6/30/96			
o.	3/31/94		4/19/94	4/30/96			
p	9/30/94		4/19/94	4/30/96			
q			12/20/94	12/30/96		9/30/96	

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Annual Statement/
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Part I: Summary
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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OMB Approval No. 2577-0157 (Exp. 7/31/98)

PHA/HA Name		Comprehensive Grant Number	FFY of Grant Approval
SAN FRANCISCO HOUSING AUTHORITY	1994 COMP GRANT	CA39P00170394	1994

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number ___ ☐ Performance & Evaluation Report for Program Year Ending 6/30/97
☐ Final Performance and Evaluation

Line No.		Summary by Development Account	Total Estimated Cost		Total Actual Costs (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10%of Line 19)				
3	1408	Management Improvement	2,175,947	2,208,694	1,948,010	1,943,570
4	1410	Administration	1,523,163	1,530,911	1,497,617	1,497,617
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	1,314,983	1,747,945	661,133	659,770
8	1440	Site Acquisition				
9	1450	Site Improvement	6,416,985	1,357,297	2,325,052	241,054
10	1460	Dwelling Structures	10,019,424	13,835,893	776,070	673,422
17	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0
17	1470	Nondwelling Structures	198,973	1,034,963	157,942	157,942
13	1475	Nondwelling Equipment	0	1,504	0	0
17	1485	Demolition				
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs	110,000	42,268	37553	37,553
17	1498	Mod Used for Development				
18	1502	Contingency (may not exceed 8% of line 19)	0	0	0	0
19	**Amount of Annual Grant (Sum of lines 2-18)**		21,759,475	21,759,475	7,403,376	5,210,928
20	Amount of line 19 Related to LBP Activities		561,244	2,692,259	142,516	141,152
21	Amount of line 19 Related to Section 504 Compliance		1,342,792	3,015,190	302,169	302,169
20	Amount of line 19 Related to Security		3,786,018	3,871,414	2,100,869	1,831,668
23	Amount of line 19 Related to Energy Conservation Measures					

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(2) To be Completed for the Performance and Evaluation Report

Signature of Executive Director and Date
Mr. Ronnie Davis, Acting Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form HUD-52837 (10/96)
ref Handbook 7485.3

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U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-1 Holly Court	504 Modifications/Compliance	1460		258	258	259	259	Completed.
	Comp Modernization	1460		2,176,653	0	0	0	Funded in CGP92 and CPG93.
	Property office security (FA)	1470	100%	0	487	27	27	Completed.
	SUB-TOTAL			2,176,911	745	286	286	
CAL 1-2 Potrero Terrace	In-place management for lead	1460	100%	196,829	14,146	14,146	14,146	In progress by in-house crew.
	Upgrade boiler system	1460	1	50,000	167	167	167	In design phase.
	Replace Sewer lines	1450	100%	747,141	112,466	107,321	107,321	Completed.
	SUB-TOTAL			993,970	126,779	121,634	121,634	
CAL 1-3 Sunnydale	Landscaping	1450		0	29,653	0	0	In progress by in-house crew.
	Exterior security lighting	1450		0	262,433	0	0	In progress by in-house crew.
	Exterior painting	1460		0	525,367	0	0	In progress by in-house crew.
	Exterior LBP stabilization	1460		0	275,987	0	0	In progress by in-house crew.
	Interior LBP stabilization	1460		0	233,402	0	0	In progress by in-house crew.
	Roof replacement	1460		1,300,000	539,040	65,600	1,800	Consultant selected for Roofing
	In-place management for lead	1460		313	313	313	313	Completed
	Interior unit upgrade	1460	82 units	0	958,819	0	0	Reprogrammed from CGP93.
	504 Modifications/Compliance	1460		0	564,525	0	0	In progress by in-house crew.
	Property office security (FA)	1470	N/A	0	0	27	27	Completed
	SUB-TOTAL			1,300,313	3,389,539	65,940	2,140	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-4 Valencia	Install security system	1450	100%	250,000	0	290,501	21,301	Contract awarded 06/97;funds to CGP92.
	Pidgeon control	1450		0	20,000	0	0	In progress by in-house crew.
	Exterior LBP stabilization	1460		0	570,000	0	0	In progress by in-house crew.
	Upgrade boiler system	1460	100%	20,000	27	27	27	Funds Reprogramed to HQS
	SUB-TOTAL			270,000	590,027	290,528	21,328	
CAL 1-5 Bernal Dwelling	Desposition and Demolition (HOPE VI)	1450	100%	2,376,000	0	6,144	4,000	HOPE VI.
	SUB-TOTAL			2,376,000	0	6,144	4,000	
CAL 1-8 Westside Courts	Install new water lines	1460	100%	974,500	0	0	0	Funds reallocated to HQS.
	504 Modifications/Compliance	1460		16,556	0	0	0	
	SUB-TOTAL			991,056	0	0	0	
CAL 1-9 Westbrook	Landscaping	1450		0	280,703	0	0	In progress by in-house crew.
	New garbage collection system	1460		200,000	0	0	0	Funds reallocated to HQS.
	Pest control	1460		50,000	102	102	102	Completed.
	HQS Compliance	1460		0	0	0	0	
	Exterior painting	1460		0	0	0	0	In progress by in-house crew; funds reprogrammed to CGP93.
	Exterior LBP stabilization	1460		0	213,820	0	0	In progress by in-house crew.
	Interior LBP stabilization	1460		0	581,875	0	0	In progress by in-house crew.
	Property office security	1470		0	27	27	27	Completed.
	SUB-TOTAL			250,000	1,076,527	129	129	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-10 Potrero Annex	Landscaping	1450		0	264,966	0	0	In progress by in-house crew.
	Exterior painting	1460		0	133,058	0	0	In progress by in-house crew.
	Exterior LBP stabilization	1460		0	52,614	0	0	In progress by in-house crew.
	Interior LBP stabilization	1460		0	527,439	0	0	In progress by in-house crew.
	In-place management for lead	1460	100%	95,000	22,463	22,463	22,463	Completed.
	504 Modifications/Compliance	1460		11,941	157,150	0	0	Consultant hired for all UFAS activities.
	Smoke detectors	1460		0	52,647	0	0	In progress by in-house crew.
	Security Grills & windows	1460		0	400,000	0	0	In progress by contractor.
	Asbestos abatement	1460		0	63,664	0	0	In progress by contractor.
	Roofing	1470		0	800,000	0	0	In progress by contractor.
	SUB-TOTAL			106,941	2,474,001	22,463	22,463	
CAL 1-11 North Beach	Repair/replace sewers	1450	100%	100,000	0	0	0	In progress by in-house crew.
	In-place management for lead	1460	100%	94,945	94,945	62,357	62,357	Original Scope of Work completed
	Exterior LBP stabilization	1460		0	160,000	0	0	In progress by in-house crew.
	Property office security (FA)	1470		0	568	568	568	Completed.
	SUB-TOTAL			194,945	255,513	62,925	62,925	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-15 Ping Yuen	504 Modifications/Compliance	1460		3,410	168,400	1,281	1,281	Consultant hired for all UFAS activities.
	Upgrade boiler system	1460		20,000	0	0	0	Cancelled.
	Hardwired smoke detectors (FA)	1460	100%	32,000	32,000	164	164	In progress by contractor.
	In-place management for lead	1460	100%	80,000	70,956	0	0	In progress by in-house crew.
	Property office security (FA)	1470		0	769	27	27	Completed.
	SUB-TOTAL			135,410	272,125	1,472	1,472	
CAL 1-16 Alemany	Landscaping	1450		0	40000	0	0	In progress by in-house crew.
	Fencing	1450		0	0	0	0	In progress by in-house crew; funds reprogrammed to CGP93.
	Curbs	1450		0	51000	0	0	In progress by in-house crew.
	Exterior painting	1460		0	40000	0	0	In progress by in-house crew.
	Interior painting-mildew abatement	1460		0	200000	0	0	In progress by in-house crew.
	Unit security	1460		50,000	1,226	1,226	1,226	Completed.
	Play area	1470		0	30,000	0	0	In progress by in-house crew.
	Property office security (FA)	1470		4,000	2,303	2,303	2,303	Completed.
	Community space upgrade (FA)	1470		50,000	29,819	28,083	28,083	Completed.
	SUB-TOTAL			104,000	394,348	31,612	31,612	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-17A/B Hunter's Point East & West	Install new exterior security lighting	1450		200,000	0	0	0	
	Landscaping	1450		0	251,097	0	0	In progress by in-house crew.
	Exterior painting	1460		0	173,473	0	0	In progress by contractor.
	Interior LBP stabilization	1460		0	270,000	0	0	In progress by in-house crew.
	Sport Complex	1460		0	175,000	0	0	In progress by in-house crew.
	HQS Compliance(FA)	1460		0	1,300,335	139,153	139,153	In progress by in-house crew.
	Property office security (FA)	1470		8,000	1,736	1,736	1,736	Completed.
	SUB-TOTAL			208,000	2,171,641	140,889	140,889	
CAL 1-18(1) J.F.K. Towers	504 Modifications/Compliance	1460		0	489,012	1,012	1,012	In progress by in-house crew.
	Hardwired smoke detectors (FA)	1460	100%	13,500	13,500	3,012	3,012	In progress by contractor.
	Replace fire exit doors (FA)	1460	100%	20,000	159	159	159	Funds reprogrammed to HQS compliance.
	SUB-TOTAL			33,500	502,671	4,183	4,183	
CAL 1-18(2) Y.B. Plaza East	Disposition and Demolition	1450		2,474,344	0	1,813,894	1,241	HOPE VI.
	Property office security (FA)	1470		4,000	0	844	844	Completed.
	SUB-TOTAL			2,478,344	0	1,814,738	2,085	
CAL 1-18(3) Hunter's View	Repair/replace fencing	1450	100%	220,000	29,718	29,718	29,718	In design
	Landscaping	1450		30,000	0	0	0	Cancelled
	HQS Compliance	1460		0	4,110	0	0	In progress by in-house crew.
	Property office security (FA)	1470		4,000	54	54	54	Completed
	SUB-TOTAL			254,000	33,882	29,772	29,772	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 18(4) Alice Griffith	Site Impr'ments-sidewalk repair	1450		0	0	61,213	61,213	Completed; reprogrammed to CGP92.
	504 Modifications/Compliance	1460		3,833	12,354	2,797	2,797	In progress by in-house crew.
	Interior upgrades - HQS	1460	254 units	0	605,872	0	0	Reprogrammed from CGP92.
	Abate asbestos	1460	10 Units	200,000	0	0	0	Funds reprogrammed to HQS compliance.
	Replace thermostats (FA)	1460	100%	75,000	34	34	34	Funds reprogrammed to HQS compliance.
	Property office security (FA)	1470		4,000	27	27	27	Completed.
	SUB-TOTAL			282,833	618,287	64,071	64,071	
CAL 1-18(5) Rosa Parks	504 Modifications/Compliance	1460		45,142	240,000	10,963	10,963	Consultant hired for all UFAS activities.
	Install hardwired smoke detectors (FA)	1460	100%	27,100	27,167	27	27	Preparing bid documents.
	Replace fire exit doors & upgrade security system (FA)	1460		20,000	133	133	133	Preparing bid documents.
	Replace roof at community building	1470	100%	0	56,705	12,279	12,279	Completed.
	Property office security (FA)	1470		4,000	27	27	27	Completed.
	SUB-TOTAL			96,242	324,032	23,429	23,429	
CAL 1-18(6) Ping Yuen North	504 Modifications/Compliance	1460		66,625	160,652	49,676	49,676	Completed.
	In-place management for lead	1460	100%	47,882	0	0	0	Completed.
	Hardwired smoke detectors (FA)	1460	100%	26,600	26,600	27	27	In progress by contractor.
	Upgrade boiler system	1460	100%	15,500	21,682	21,682	21,682	Completed.
	Property office security (FA)	1470		4,000	1,125	1,125	1,125	Completed.
	SUB-TOTAL			160,607	210,059	72,510	72,510	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-18(7) Hayes Valley	Upgrade plumbing (FA)	1460	100%	27	0	0	0	HOPE VI Site.
	504 Modifications/Compliance	1460		33,920	33,920	33,920	33,920	Completed.
	Upgrade boiler system	1460	100%	0	27	27	27	Completed.
	Property office security (FA)	1470		108,973	109,921	109,921	109,921	Completed.
	SUB-TOTAL			142,920	143,868	143,868	143,868	
CAL 1-18(10) Woodside Gardens	504 Modifications/Compliance	1460		24,777	411,255	3,012	3,012	In progress by in-house crew.
	Install hardwired smoke detectors(FA)	1460	100%	0	23,826	22,066	22,066	In progress by contractor.
	Upgrade ventilation system	1460	100%	49,611	40,435	0	0	
	Replace fire exit doors (FA)	1460	100%	389	389	389	389	Construction completed.
	Asbestos Abatement	1460	1 Unit	25,000	0	0	0	Completed.
	SUB-TOTAL			99,777	475,905	25,467	25,467	
CAL 1-18(13) Mission Dolores	504 Modifications/Compliance	1460		1,732	2,048	2,048	2,048	Completed.
	Install hardwired smoke detectors (FA)	1460	100%	12,600	12,627	27	27	In progress by contractor.
	Security System	1460	100%	20,000	1,417	1,417	1,417	Funds reprogrammed to HQS Compliance.
	SUB-TOTAL			34,332	16,092	3,492	3,492	
CAL 1-19(1) 990 Pacific Avenue	504 Modifications/Compliance	1460		0	63,875	6,062	6,062	In progress by in-house crew.
	Install hardwired smoke detectors (FA)	1460	100%	12,600	12,848	248	248	Contract in-progress
	Replace fire exit doors (FA)	1460	100%	20,000	133	133	133	Funds reprogrammed to HQS Compliance.
	SUB-TOTAL			32,600	76,856	6,443	6,443	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-19(2) 1750 McAllister	Upgrade ventilation system	1460		50,000	135,665	35,780	9,985	
	Install hardwired smoke detectors (FA)	1460	100%	13,300	248	13,300	248	In progress by contractor.
	Fire Exit Doors (FA)	1460		65,000	159	159	159	Funds reprogrammed to HQS Compliance.
	SUB-TOTAL			128,300	136,072	49,239	10,392	
CAL 1-20 3850 18th Street	504 Modifications/Compliance	1460		438	438	438	438	Completed.
	Fire Exit Doors	1460	100%	191	191	191	191	Construction completed.
	SUB-TOTAL			629	629	629	629	
CAL 1-21 Clementina	Upgrade plumbing (FA)	1460	100%	150,000	0	0	0	Funds reprogrammed to HQS Compliance.
	Install hardwired smoke detectors (FA)	1460	100%	37,800	37,800	27	27	In progress by contractor.
	Fire Exit doors (FA)	1460	100%	60,000	10,126	10,126	10,126	Completed.
	Property office security (FA)	1470		4,000	840	840	840	Completed.
	SUB-TOTAL			251,800	48,766	10,993	10,993	
CAL 1-23 1880 Pine	Upgrade boiler system	1460	100%	25,000	333	333	333	Funds reprogrammed to HQS Compliance.
	Install hardwired smoke detectors (FA)	1460	100%	10,500	10,500	27	27	In progress by contractor.
	Replace fire exit doors (FA)	1460	100%	35,000	133	133	133	Completed.
	504 Modifications/Compliance	1460		2,134	2,134	2,134	2,134	Completed.
	Garage Door	1460	100%	1,961	1,209	1,205	1,205	Completed
	SUB-TOTAL			74,595	14,309	3,832	3,832	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-27	Install hardwired smoke detectors (FA)	1460	100%	13,200	13,227	27	27	In progress by contractor.
350 Ellis	Fire Exit doors (FA)	1460		40,000	162	162	162	Completed.
	Upgrade boiler system	1460	100%	72,000	54	54	54	Funds reprogrammed to HQS Compliance.
	SUB-TOTAL			125,200	13,443	243	243	
CAL 1-28	Upgrade plumbing (FA)	1460	100%	60,000	0	0	0	
666 Ellis	Install hardwired smoke detectors (FA)	1460	100%	13,700	13,727	27	27	In progress by contractor.
	Fire Exit doors (FA)	1460	100%	30,000	0	0	0	Funds reprogrammed to HQS Compliance.
	SUB-TOTAL			103,700	13,727	27	27	
CAL 1-29	Fire Exit Doors	1460	100%	163	163	163	163	Funds reprogrammed to HQS Compliance.
345 Arguello	504 Modifications/Compliance	1460		914	2,052	1,933	1,933	Consultant hired for all UFAS activities.
	SUB-TOTAL			1,077	2,215	2,096	2,096	
CAL 1-30 A,B,C	Replace fire escape	1460	100%	381	9,619	9,619	9,619	Completed.
462 Duboce 75-55 Colendge 101-3 Lundy's Lane	Replace heating system	1460	100%	10,000	1,690	1,690	1,690	Funds reprogrammed to HQS Compliance.
	Replace garage door	1460	100%	7,250	0	0	0	Funds reprogrammed to HQS compliance.
	SUB-TOTAL			17,631	11,309	11,309	11,309	
CAL 1-31	504 Modifications/Compliance	1460		45,862	44,964	44,964	44,964	Completed.
25 Sanchez	Fire Exit doors (FA)	1460		30,000	159	159	159	
	SUB-TOTAL			75,862	45,123	45,123	45,123	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-32	504 Modifications/Compliance	1460		6,650	6,610	6,610	6,610	Consultant hired for all UFAS activities.
1760 Bush								
	Replace fire exit doors (FA)	1460	100%	30,000	957	957	957	Funds reprogrammed to HQS compliance.
	Abate asbestos	1460		10,000	0	0	0	
	SUB-TOTAL			46,650	7,567	7,567	7,567	
CAL 1-33	Upgrade plumbing (FA)	1460	100%	30,000	0	0	0	
275 Thrift								
	Abate lead	1460		8,000	0	0	0	
	SUB-TOTAL			38,000	0	0	0	
CAL 1-34	Install new exterior security lighting	1450	100%	10,000	2,589	3,589	3,589	
Noriega, Noe &								
Randolph	504 Modifications/Compliance	1460		56,574	332,040	102,639	102,639	Consultant hired for all UFAS activities.
	SUB-TOTAL			66,574	334,629	106,228	106,228	
CAL 1-35	504 Modifications/Compliance	1460		12,354	221,476	13,476	13,476	Consultant hired for all UFAS activities.
Great Highway								
2698 California	Fire Exit Doors	1460		135	135	135	135	
	SUB-TOTAL			12,489	221,611	13,611	13,611	
CAL 1-36	Replace/repair roofing & waterproofing	1460	100%	250,000	0	0	0	
227 Bay								
	SUB-TOTAL			250,000	0	0	0	
CAL 1-37	Replace fire exit doors (FA)	1460	100%	45,000	186	186	186	
491 31st Ave								
	SUB-TOTAL			45,000	186	186	186	
CAL 1-39A/B	504 Modifications/Compliance	1460		45,000	131	131	131	Consultant hired for all UFAS activities.
939/951 Eddy St								
	Fire Exit Doors	1460	100%	297	297	297	297	
	SUB-TOTAL			45,297	428	428	428	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-41	504 Modifications/Compliance	1460		45,097	88,450	5,369	5,369	Consultant hired for all UFAS activities.
430 Turk St.	Upgrade ventilation system	1460	100%	232,935	232,935	0	0	
	Install hardwired smoke detectors (FA)	1460	100%	11,980	11,980	27	27	
	Fire Exit Doors	1460	100%	220	220	220	220	
	SUB-TOTAL			290,232	333,585	5,616	5,616	
CAL 1-42	Asbestos abatement	1460	1 Unit	20,000	0	0	0	
San Jule Apts	**SUB-TOTAL**			20,000	0	0	0	
CAL 1-43	Property office security (FA)	1470		4,000	555	27	27	
Robert B. Pitts	Lighting	1450		9,500	12,672	12,672	12,672	Completed.
	SUB-TOTAL			13,500	13,227	12,699	12,699	
PHA-Wide Management Improvements	a. Retain off-duty police officers at targeted Authority sites.	1408		1,600,000	1,609,504	1,609,503	1,609,503	Completed.
	b. Hire consultant to develop a masterplan for Valencia Gardens.	1408		100,000	349,999	29,251	24,811	
	c. Begin economic development training program.	1408		200,000	185,939	126,398	126,398	
	d. Enhance procurement tracking and inventory of materials.	1408		40,000	0	0	0	
	e. Develop models for resident participation in management	1408		25,000	25,000	5,000	5,000	
	f. Provide computer system upgrade	1408		152,594	0	139,607	139,607	Funds revised to CGP92.
	g. Develop program to track effectiveness of internal audit unit	1408		58,353	38,252	38,252	38,252	
	SUB-TOTAL			2,175,947	2,208,694	1,948,010	1,943,570	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Fees and Cost	1430		366,026	234,211	119,649	119,649	
	Asbestos Abatement	1460		0	275,954	0	0	
	Security Grilles	1460		1,400,000	1,400,000	0	0	
	504 Modifications/Compliance	1460		906,145	0	0	0	
	HQS Compliance	1460		0	202,476	57,242	57,242	
	Furniture & equipment	1475		0	1,504	0	0	
	SUB-TOTAL			2,672,171	2,114,145	176,891	176,891	
PHA-Wide Administrative	Salaries of staff working on various elements of CGP.	1410		1,523,163	1,530,911	1,497,617	1,497,617	Revised from CGP95.
	SUB-TOTAL			1,523,163	1,530,911	1,497,617	1,497,617	
Fees & Costs	a.A&E - boiler system upgrades at:							
	CAL 1-2, Potrero Terrace			11,251	11,424	11,424	11,424	
	CAL 1-4, Valencia Gardens			5,000	3,508	3,508	3,508	
	CAL 1-15, Ping Yuen			5,000	477	477	477	
	CAL 1-18(6) Ping Yuen North			6,250	565	565	565	
	CAL 1-18(7), Hayes Vallley			6,250	591	591	591	
	CAL 1-23, 1880 Pine			5,000	3,043	3,043	3,043	
	CAL 1-27. 350 Ellis			18,000	455	455	455	
	SUB-TOTAL	1430		56,751	20,063	20,063	20,063	
	b A&E - plumbing/sewer upgrades at:							
	CAL 1-8, Westside Courts			104,373	201,608	103,893	103,893	
	CAL 1-11, North Beach			19,143	31,898	31,898	31,898	
	CAL 1-18(7), Hayes Valley			2,500	0	0	0	
	CAL 1-21, Clementina			5,403	5,856	2,717	2,717	
	CAL 1-28, 666 Ellis			3,403	3,828	1,944	1,944	
	CAL 1-33, 276 Thrift			284	284	284	284	
	SUB-TOTAL	1430		135,106	243,474	140,736	140,736	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs -	c. A&E for 504/ADA mods. at:							
-Continued	CAL 1-11, North Beach			549	113	113	113	
	CAL 1-15, Ping Yuen			314	314	314	314	
	CAL 1-17 A&B, Hunter's Pt. E&W			307	3,467	3,467	3,467	
	CAL 1-18(1), JFK Towers			325	325	325	325	
	CAL 1-18(5), Rosa Parks			274	274	274	274	
	CAL 1-18(6), Ping Yuen North			636	636	636	636	
	CAL 1-18(13), Mission Dolores			906	906	906	906	
	CAL 1-20, 3850 18th Street			593	593	593	593	
	CAL 1-29, 345 Arguello			56	56	56	56	
	CAL 1-31, 25 Sanchez			1,446	0	0	0	
	CAL 1-34, Noriega,Noe,Randolph			1,902	1,226	1,226	1,226	
	CAL 1-35, Great Hwy & 2698 Calif			596	0	0	0	
	CAL 1-36, 227 Bay			3,775	3,775	3,775	3,775	
	CAL 1-37, 491 31st Avenue			325	325	325	325	
	CAL 1-39, 939-951 Eddy Street			1,426	1,436	1,436	1,436	
	SUB-TOTAL	1430		13,430	13,446	13,445	13,445	
	d. A&E: in-place mgt.of lead at:							
	CAL 1-1, Holly Courts			0	77,207	0	0	
	CAL 1-2, Potrero Terrace			4,320	9,320	5,683	4,320	
	CAL 1-3, Sunnydale			320	8,024	320	320	
	CAL 1-10, Potrero Annex			625	655	501	501	
	CAL 1-11, North Beach			8,314	8,642	8,314	8,314	
	CAL 1-15, Ping Yuen			11,450	11,462	11,450	11,450	
	CAL 1-18(2), YB Plaza East			790	0	790	790	
	CAL 1-18(6), Ping Yuen North			8,570	8,813	8,563	8,563	
	CAL 1-18(7), Hayes Valley			3,886	7,615	7,615	7,615	
	SUB-TOTAL	1430		38,275	131,738	43,237	41,874	
	e. A&E for asbestos abatement at:							
	CAL 1-18(4), Alice Griffith			22,000	160	160	160	
	CAL 1-42, San Jule Apartments			2,000	641	641	641	
	CAL 1-32, 1760 Bush			2,000	0	0	0	
	SUB-TOTAL	1430		26,000	801	801	801	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs -	f.A&E -hardwired smoke detectors at:							
-Continued	CAL 1-15, Ping Yuen			4,324	966	966	966	
	CAL 1-18(1), JFK Towers			3,000	567	567	567	
	CAL 1-18(5), Rosa Parks			14,264	14,407	14,407	14,407	
	CAL 1-18(6), Ping Yuen North			2,620	395	395	395	
	CAL 1-18(10), Woodside Gardens			1,666	1,035	1,035	1,035	
	CAL 1-18(13). Mission Dolores			652	567	567	567	
	CAL 1-19(1), 990 Pacific			501	455	455	455	
	CAL 1-19(2), 1750 McAllister			5,085	5,077	5,077	5,077	
	CAL 1-21, Clementina			2,910	1,194	1,194	1,194	
	CAL 1-23, 1880 Pine			668	594	594	594	
	CAL 1-27, 350 Ellis			3,635	3,701	3,701	3,701	
	CAL 1-28, 666 Ellis			1,192	1,476	1,476	1,476	
	CAL 1-41, 430 Turk Street			1,675	507	507	507	
	SUB-TOTAL	1430		42,192	30,941	30,941	30,941	
	g.A&E - upgrade ventilation system at:							
	CAL 1-18(10), Woodside Gardens			5,071	5,071	5,071	5,071	
	CAL 1-19(2), 1750 McAllister			1,614	1,614	1,614	1,614	
	CAL 1-41, 430 Turk Street			19,469	82,061	49,546	49,546	
	SUB-TOTAL	1430		26,154	88,746	56,231	56,231	
	h.A&E - roofing/waterproofing at:							
	CAL 1-3, Sunnydale			0	70,000	0	0	
	CAL 1-18(5), Rosa Parks			5,164	6,729	5,164	5,164	
	CAL 1-21, Clementina			0	0	0	0	
	CAL 1-36, 227 Bay			5,247	18,954	18,954	18,954	
	SUB-TOTAL	1430		10,411	95,683	24,118	24,118	

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OMB Approval No. 2577-0157 (Exp.7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs -	i.A&E - replace fire exit doors at:							
-Continued	CAL 1-18(1), JFK Towers			1,157	1,157	1,157	1,157	
	CAL 1-18(5), Rosa Parks			1,488	283	283	283	
	CAL 1-18(10), Woodside Gardens			232	232	232	232	
	CAL 1-18(13), Mission Dolores			228	399	399	399	
	CAL 1-19(1), 990 Pacific			898	839	839	839	
	CAL 1-19(2), 1750 McAllister			688	283	283	283	
	CAL 1-21, Clementina			2,973	2,973	2,973	2,973	
	CAL 1-23, 1880 Pine			272	257	257	257	
	CAL 1-27, 350 Ellis			500	141	141	141	
	CAL 1-28. 666 Ellis			1,069	1,069	1,069	1,069	
	CAL 1-31, 25 Sanchez			1,642	1,642	1,642	1,642	
	CAL 1-37, 491 31st Avenue			389	389	389	389	
	SUB-TOTAL	1430		11,536	9,664	9,664	9,664	
	j.A&E - garbage collection system at CAL 1-9, Westbrook Apartments			60,000	60,000	128	128	
	SUB-TOTAL	1430		60,000	60,000	128	128	
	k. A & E - security gates/fencing at:							
	CAL 1-4, Valencia Gardens			12,229	14,022	14,022	14,022	
	CAL 1-18(3), Hunter's View			193	193	193	193	
	SUB-TOTAL	1430		12,422	14,215	14,215	14,215	
	l. A & E for new security lighting at:							
	CAL 1-17A, Hunter's Point			4,472	4,472	4,472	4,472	
	CAL 1-34, Noriega			2,092	2,198	2,198	2,198	
	SUB-TOTAL	1430		6,564	6,670	6,670	6,670	
	n A & E for unit security at: CAL 1-16, Alemeny			1,315	1,315	1,315	1,315	
	SUB-TOTAL	1430		1,315	1,315	1,315	1,315	
	o Community Space Upgrade at CAL 1-16, Alemany			10,878	10,878	10,878	10,878	
	SUB-TOTAL	1430		10,878	10,878	10,878	10,878	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs -	m.A&E - property office security at:							
-Continued	CAL 1-1, Holly Courts			33,796	33,451	33,451	33,451	
	CAL 1-2, Potrero Terrace			211	211	211	211	
	CAL 1-3, Sunnydale			2,578	2,578	2,578	2,578	
	CAL 1-5, Bernal			1,024	0	766	766	
	CAL 1-8, Westside Courts			3,457	493	493	493	
	CAL 1-9, Westbrook			653	399	399	399	
	CAL 1-10, Potrero Annex			5,012	5,012	5,012	5,012	
	CAL 1-11, North Beach			2,662	2,402	2,402	2,402	
	CAL 1-15, Ping Yuen			1,227	368	368	368	
	CAL 1-16, Alemany			3,798	458	458	458	
	CAL 1-17A, Hunter's Point			1,825	389	389	389	
	CAL 1-18(2). YB Plaza East			987	0	481	481	
	CAL 1-18(3), Hunter's View			1,136	1,001	1,001	1,001	
	CAL 1-18(4), Alice Griffith			2,118	2,118	2,118	2,118	
	CAL 1-18(5), Rosa Parks			196	196	196	196	
	CAL 1-18(6), Ping Yuen North			1,722	784	784	784	
	CAL 1-18(7), Hayes Valley			1,266	1,406	1,406	1,406	
	CAL 1-21, Clementina			1,041	639	639	639	
	CAL 1-32, 1760 Bush			661	469	469	469	
	CAl 1-43, Robert B. Pitts			1,374	1,099	1,099	1,099	
	SUB-TOTAL	1430		66,744	53,473	54,720	54,720	
	p. A & E for deck at CAL 1-30A, 75-77 Coleridge			2,806	2,806	2,806	2,806	
	SUB-TOTAL	1430		2,806	2,806	2,806	2,806	
	q A & E for garage door at CAL 1-30A, 462 Duboce			190	190	190	190	
	SUB-TOTAL	1430		190	190	190	190	
	r A & E for heating at CAL 1-30C, Lundy's Lane			906	906	906	906	
	SUB-TOTAL	1430		906	906	906	906	
	s A & E for thermostat at CAL 1-18(4), Alice Griffith			2,716	1,653	1,653	1,653	
	SUB-TOTAL	1430		2,716	1,653	1,653	1,653	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Devel. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs -	t.A&E - Asbestos testing at:							
-Continued	CAL 1-1, Holly Court			200,000	200,000	20,386	20,386	
	CAL 1-4, Valencia			0	58,784	0	0	
	CAL 1-9, Westbrook			0	54,164	0	0	
	PHA-Wide			0	103,600	0	0	Reprogrammed from CGP92.
	SUB-TOTAL	1430		200,000	416,548	20,386	20,386	
	u. A&E for consulting at:							
	Cal 1-1 Holly Court			0	290,000	0	0	Outside consultant hired for CompMod.
	CAL 1-18(2) Yerba Buena Plaza			139,500	0	1,889	1,889	
	SUB-TOTAL	1430		139,500	290,000	1,889	1,889	
	v. A&E for Printing/Bids/Permits at 1-18-(2) Yerba Buena Plaza			85,061	0	86,493	86,493	
	SUB-TOTAL	1430		85,061	0	86,493	86,493	
	w. A&E Mechanical & electrical at 1-11 North Beach			0	20,524	0	0	
	SUB-TOTAL	1430		0	20,524	0	0	
Relocation	Temp relocation of residents during comprehensive rehabilitation at:							
	CAL 1-3, Sunnydale	1495		80,000	15,518	10,803	10,803	
	CAL 1-18(7), Hayes Valley			30,000	26,750	26,750	26,750	
	SUB-TOTAL			110,000	42,268	37,553	37,553	
	GRAND TOTAL			21,759,475	21,759,475	7,403,376	5,210,928	

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-1 Holly Courts	12/31/97			12/31/97	12/31/98		Comp Mod added to the budget; RFQ submitted 12/4/96.
CAL 1-2 Potrero Terrace	12/31/97			9/30/98			
CAL 1-3 Sunnydale	6/30/97			9/30/98			
CAL 1-4 Valencia Gardens	12/31/97			12/31/98			
CAL 1-5 Bernal Dwellings	9/30/97			6/30/98			
CAL 1-8 Westside Courts	12/31/97			9/30/98			
CAL 1-9 Westbrook Apts	12/31/97			9/30/98			
CAL 1-10 Potrero Annex	9/30/97			9/30/96	9/30/98		Typographical error in the last submission; the date should be 09/30/98 not 09/30/96
CAL 1-11 North Beach	12/31/97			9/30/98			
CAL 1-15 Ping Yuen	6/30/97			9/30/98			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-16 Alemany	9/30/97			6/30/96	6/30/98		
CAL 1-17A Hunter's Pt E & W	12/31/97			12/31/96	12/31/98		
CAL 1-18(1) JFK Towers	12/31/96			9/30/97	9/30/98		
CAL 1-18(2) Y.B. Plaza East	9/30/97			12/31/96	12/31/98		
CAL 1-18(3) Hunter's View	9/30/97			9/30/97	9/30/98		
CAL 1-18(4) Alice Griffith	9/30/97			9/30/97	9/30/98		
CAL 1-18(5) Rosa Parks	6/30/97			9/30/97	9/30/98		
CAL 1-18(6) Ping Yuen North	12/31/96	9/30/97		9/30/97	9/30/98		SFHA Restructuring under the guidance of the HUD Recovery Team.
CAL 1-18(7) Hayes Valley	9/30/96			9/30/97		N/A	
CAL 1-18(10) Woodside Gardens	3/30/97			3/30/97			
CAL 1-18(13) Mission Dolores	3/30/97			3/30/97	3/30/98		

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-19(1) 990 Pacific	9/30/97			3/30/98			
CAL 1-19(2) 1750 McAllister	12/31/97			6/30/98			
CAL 1-20 3850 18th Street	9/30/97			9/30/98			
CAL 1-21 Clementina	12/31/97			9/30/98			
CAL 1-23 1880 Pine	12/31/97			3/30/98			
CAL 1-27 350 Ellis	12/31/97			6/30/98			
CAL 1-28 666 Ellis	12/31/97			9/30/98			
CAL 1-29 345 Arguello	12/31/97			12/31/98			
CAL 1-30A 462 Duboce 75-77 Coleridge Lundy's Lane	6/30/97			6/30/98			
CAL 1-31 25 Sanchez	12/31/96	12/31/97		9/30/98			SFHA Restructuring under the guidance of the HUD Recovery Team.

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-32 1760 Bush	12/31/96	12/31/97		9/30/97	9/30/98		SFHA Restructuring under the guidance of the HUD Recovery Team.
CAL 1-33 275 Thrift	9/30/97			3/30/98			
CAL 1-34 Noriega Noe Randolph	9/30/97			9/30/98			
CAL 1-35 Great Highway California	9/30/97			9/30/98			
CAL 1-36 227 Bay	9/30/97			9/30/98			
CAL 1-37 491 31st Avenue	12/31/97			12/31/98			
CAL 1-39A&B 939-951 Eddy St.	12/31/97			12/31/98			
CAL 1-41 430 Turk Street	9/30/97			3/30/98			
CAL 1-42 San Jule Apt	6/30/97			6/30/98			
CAL 1-43 Robert Pitts Apts	6/30/97			6/30/98			

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Management Improvement Items							
35. a.	9/30/95		3/31/95	9/30/97		9/30/96	
b.	6/30/96	9/30/97		9/30/97	9/30/98		SFHA Restructuring under the guidance of the HUD Recovery Team.
c.	9/30/95		1/31/95	9/30/97	9/30/98		SFHA Restructuring under the guidance of the HUD Recovery Team.
d.	9/30/96			9/30/97			
e.	9/30/96	9/30/97		9/30/97	9/30/98		SFHA Restructuring under the guidance of the HUD Recovery Team.
f.	12/31/95		9/23/94	9/30/96	12/31/96		SFHA Restructuring under the guidance of the HUD Recovery Team.
g.	9/30/96	12/31/96		9/30/97			SFHA Restructuring under the guidance of the HUD Recovery Team.

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Part I: Summary

Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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OMB Approval No. 2577-0157 (Exp. 7/31/98)

PHA/HA Name		Comprehensive Grant Number	FFY of Grant Approval
SAN FRANCISCO HOUSING AUTHORITY	1995 COMP GRANT	CA39P00170495	1995

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number ____ ☐ Performance & Evaluation Report for

☐ Final Performance and Evaluation

Program Year Ending 6/30/97

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Costs (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10%of Line 19)				
3	1408	Management Improvement	2,006,619	2,163,188	1,253,892	1,320,721
4	1410	Administration	2,006,619	1,998,871	1,504,878	1,594,991
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	1,024,650	2,703,824	627,259	525,681
8	1440	Site Acquisition				
9	1450	Site Improvement	4,416,435	1,601,715	1,186,810	116,385
10	1460	Dwelling Structures	9,199,134	11,695,484	923,467	820,235
11	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470	Nondwelling Structures	8,100	680	680	680
13	1475	Nondwelling Equipment	0	3,898	0	0
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs	0	0	0	0
17	1498	Mod Used for Development				
18	1502	Contingency (may not exceed 8% of line 19)	1,506,103	0	0	0
19	**Amount of Annual Grant (Sum of lines 2-18)**		20,167,660	20,167,660	5,496,987	4,378,693
20	Amount of line 19 Related to LBP Activities		2,320,400	1,578,367	25,169	25,169
21	Amount of line 19 Related to Section 504 Compliance		595,379	2,029,826	24,984	25,059
22	Amount of line 19 Related to Security		416,340	701,340	346,022	256,422
23	Amount of line 19 Related to Energy Conservation Measures					

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Signature of Executive Director and Date

Mr. Ronnie Davis, Acting Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form HUD-52837 (10/96)
ref Handbook 7485 3

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-1 HOLLY COURTS	Replace Sewer Lines	1450	100%	477	477	477	477	Completed.
	Remodel Kitchen (Ph I)	1460	50%	79,452	90,758	90,758	90,758	Completed.
	Roof replacement (Ph I)	1460	50%	6,435	6,435	6,435	6,435	Completed.
	SUB-TOTAL			**86,364**	**97,670**	**97,670**	**97,670**	
CAL 1-2 POTRERO TERRACE	A&E - Plumbing	1430		0	58,100	58,100	32,022	In progress by consultant.
	A&E - Mechanical & Electrical	1430		0	58,100	0	0	In progress by consultant.
	Landscaping	1450		0	289,282	0	0	In progress by in-house crew.
	Fencing	1450		0	36,021	0	0	In progress by in-house crew.
	HQS interior upgrading	1460		0	3,464,674	0	0	In progress by in-house crew.
	Plumbing upgrade	1460		0	31,196	0	0	In progress by in-house crew.
	Exterior LBP stabilization	1460		0	503,000	0	0	In progress by in-house crew.
	Interior LBP stabilization	1460		0	365,482	0	0	In progress by in-house crew.
	Waterproofing	1460		0	500,000	0	0	In progress by in-house crew.
	Abate Lead	1460		109,410	0	0	0	In progress by in-house crew.
	504 Modifications/Compliance	1460		6,000	564,525	4,719	4,719	In progress by in-house crew.
	Repair Vacant Apartments	1460		20,221	17,008	17,008	17,008	Completed.
	SUB-TOTAL			**135,631**	**5,887,388**	**79,827**	**53,749**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-3 SUNNYDALE	A&E -Surveys	1430		0	10,000	10,000	10,000	Completed.
	Roof repairs several locations	1460	N/A	175	175	175	175	Completed
	Abate Lead	1460		140,091	929	929	929	Funds reallocated to HQS.
	504 Modifications/Compliance	1460		3,251	0	0	0	Consultant hired to prepare specs. for UFAS work as the need occurs.
	Repair Vacant Apartments	1460		17,500	15,801	15,801	15,801	Completed.
	SUB-TOTAL			**161,017**	**26,905**	**26,905**	**26,905**	
CAL 1-4 VALENCIA GARDENS	Concrete Courtyards	1450	2	194,400	90,000	239,802	0	In progress by contractor.
	Basketball Court, play yard relocation	1450		0	87,000	0	0	In progress by in-house crew.
	Repair/replace garbage chutes	1460	100%	16,200	120,000	0	0	In progress by in-house crew.
	Comprehensive Modernization	1460	N/A	648,000	0	0	0	To future years.
	Kitchen Ventilation	1460	100%	64,800	0	0	0	To future years.
	Repair Vacant Apartments	1460		20,496	0	0	0	To future years.
	SUB-TOTAL			**943,896**	**297,000**	**239,802**	**0**	
CAL 1-5 BERNAL DWELLINGS	Disposition and Demolition	1450		1,662,159	0	837,500	96,477	Contract in progress; completion 09/30/97.
	Roof repairs serveral locations	1460		79	0	79	79	
	504 Modifications/Compliance	1460		3,028	0	0	0	Construction completed.
	Repair Vacant Apartments	1460		33,684	0	0	0	Construction completed.
	SUB-TOTAL			**1,698,950**	**0**	**837,579**	**96,556**	
CAL 1-8 WESTSIDE COURTS	Waterproof buildings & decks	1460	100%	255,400	0	0	0	Construction completed
	Abate Lead	1460		20,000	8,771	8,771	8,771	Completed
	SUB-TOTAL			**275,400**	**8,771**	**8,771**	**8,771**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-9 WESTBROOK	Comprehensive Modernization	1460		810,000	0	0	0	Funds reallocated to HQS.
	HQS Compliance	1460		0	0	998	499	
	Repair Vacant Apartments	1460		20,129	21,281	21,171	21,171	Completed.
	SUB-TOTAL			**830,129**	**21,281**	**22,169**	**21,670**	
CAL 1-10 POTRERO ANNEX	A&E Plumbing	1430		0	75,500	75,500	0	In progress by consultant.
	Interior Painting - HQS	1460	136 units	0	1,048,363	0	0	From CGP96;in progress by in-house crew.
	Replace Wall Heaters	1460	100%	162,000	0	0	0	Work was completed under CGP92.
	504 Modifications/Compliance	1460		20,270	18,485	18,485	18,485	Construction completed.
	Repair Vacant Apartments	1460		104,746	52,442	52,442	52,442	Completed.
	SUB-TOTAL			**287,016**	**1,194,790**	**146,427**	**70,927**	
CAL 1-11 NORTH BEACH	Fence off roof access	1460	N/A	24,300	0	0	0	Construction completed.
	Waterproofing building & decks	1460	100%	324,000	0	0	0	
	504 Modifications/Compliance	1460		5,018	0	0	0	
	Abate Lead	1460		46,194	46,194	0	0	
	Electrical Upgrade	1460		0	15,000	15,000	15,000	Completed
	SUB-TOTAL			**399,512**	**61,194**	**15,000**	**15,000**	
CAL 1-15 PING YUEN	Clear & replace roof drains	1460	100%	81,000	6,375	6,375	6,375	Completed
	Kitchen ventilation (FA)	1460	100%	405,000	0	0	0	
	Abate Lead	1460		72,186	0	0	0	
	SUB-TOTAL			**558,186**	**6,375**	**6,375**	**6,375**	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-16 ALEMANY	Child safety window locks bedroom	1460	100%	24,300	24,734	434	434	Construction completed.
	Roof repair 982 Ellsworth	1460	100%	810	79	79	79	Construction completed.
	Repair Vacant Apartments	1460		20,227	11,799	11,799	11,799	Construction completed.
	504 Modifications/Compliance	1460	6 units	6,861	260,100	0	0	In progress by in-house crew.
	SUB-TOTAL			**52,198**	**296,712**	**12,312**	**12,313**	
CAL 1-17A/B HUNTER'S POINT	Trash area design	1450	100%	4,050	0	0	0	
	Exterior Painting	1460		0	439,371	0	0	In progress by contractor.
	SUB-TOTAL			**4,050**	**439,371**	**0**	0	
CAL 1-18(2) YB PLAZA EAST	Disposition and Demolition	1450		2,376,000	0	0	0	HOPE VI Site.
	Repair Vacant Apartments	1460		35,115	0	34,089	34,089	Completed.
	Roof repairs several locations	1460	N/A	1,435	0	79	79	Completed.
	SUB-TOTAL			**2,412,550**	**0**	**34,168**	**34,168**	
CAL 1-18(3) HUNTER'S VIEW	Landscaping	1450		0	369,771	0	0	In progress by in-house crew.
	Exterior Security lighting	1450		0	285,000	0	0	In progress by in-house crew.
	External painting	1460		0	122,034	0	0	In progress by contractor.
	504 Modifications/Compliance	1460		0	463,500	0	0	In progress by in-house crew.
	Comprehensive Modernization	1460	100%	810,000	0	0	0	Funds reallocated to HQS.
	Repair Vacant Apartments	1460		148,270	99,801	99,773	99,773	Completed
	SUB-TOTAL			**958,270**	**1,340,106**	**99,773**	**99,773**	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 18(4) ALICE GRIFFITH	Asbestos/Lead Consultant	1430		0	5,576	0	0	In progress by consultant.
	Landscaping	1450		17,349	27,271	17,349	17,349	In progress by in-house crew.
	Irrigation system	1450		0	254,893	0	0	In progress by in-house crew.
	Exterior Painting	1460		0	122,034	0	0	In progress by in-house crew.
	Exterior waterproofing	1460	100%	71,838	149,072	146,993	146,993	Completed
	Interior LBP Stabilization	1460		0	516,748	0	0	In progress by in-house crew.
	Repair Vacant Apartments	1460		179,493	167,109	165,062	165,062	Completed.
	SUB-TOTAL			**268,680**	**1,242,703**	**329,404**	**329,404**	
CAL 1-18(6) PING YUEN NORTH	Asbestos/Lead Consultant	1430	100%	0	73,355	0	0	In progress by consultant.
	A&E - Roofing & Weatherproofing	1430		0	73,355	10,793	10,793	In progress by consultant.
	Security Fencing	1450	100%	162,000	162,000	91,682	2,082	In progress by in-house crew.
	Exterior LBP Stabilization	1460		0	15,000	0	0	
	Kitchen Ventilation (FA)	1460	100%	81,000	81,000	0	0	In design phase.
	Roof Replacement	1460	100%	405,000	405,000	0	0	In design phase.
	Abate Lead	1460		26,650	0	0	0	
	504 Modifications/Compliance	1460		25,342	7,748	0	0	
	SUB-TOTAL			**699,992**	**817,458**	**102,475**	**12,875**	
CAL 1-18(7) HAYES VALLEY N	504 Modifications/Compliance	1460		2,000	1,780	1,780	1,780	Completed
	504 Modifications/Compliance- Velasco	1460		0	33,325	0	0	Completed
	SUB-TOTAL			**2,000**	**35,105**	**1,780**	**1,780**	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-18(10) WOODSIDE GARDENS	Repair spalls in several areas	1460		40,500	0	0	0	Funds reallocated to HQS.
	Waterproof building & decks	1460	50%	40,500	0	0	0	Funds reallocated to HQS.
	SUB-TOTAL			**81,000**	**0**	**0**	**0**	
CAL 1-18(13) MISSION DOLORES	Repair of interior water damage	1460	100%	40,500	0	0	0	Funds reallocated to HQS.
	Replace boiler system	1460		0	1,943	1,752	1,752	Completed.
	Replacement of leaking windows (FA)	1460	100%	243,000	85,000	57,820	57,820	In progress by in-house crew.
	SUB-TOTAL			**283,500**	**86,943**	**59,572**	**59,572**	
CAL 1-19(1) 990 PACIFIC	LBP abate, railing & canopies	1460	100%	32,400	0	0	0	Funds reallocated to HQS.
	SUB-TOTAL			**32,400**	**0**	**0**	**0**	
CAL 1-19(2) 1750 McALLISTER	Asbestos/Lead Consultant	1430		0	2,300	0	0	Completed.
	SUB-TOTAL			**0**	**2,300**	**0**	**0**	
CAL 1-20 3850 18th St.	Smoke detectors	1460		0	13,300	0	0	In progress by contractor.
	Ventilation	1460		0	35,780	0	0	Completed.
	SUB-TOTAL			**0**	**49,080**	**0**	0	
CAL 1-21 CLEMENTINA TOWERS	A&E-Mechanical & electrical	1430		0	5,000	0	0	In design phase.
	SUB-TOTAL			**0**	**5,000**	**0**	**0**	
CAL 1-23 1880 PINE ST	Roof & waterproofing	1460		0	190,000	0	0	In design phase
	SUB-TOTAL			**0**	**190,000**	**0**	0	
CAL 1-28 666 ELLIS ST	HQS inspections	1460		0	123,000	0	0	In progress by in-house crew.
	SUB-TOTAL			**0**	**123,000**	**0**	**0**	
CAL 1-29 345 ARGUELLO	Roof & waterproofing	1460		0	158,840	93,819	0	In progress by contractor
	SUB-TOTAL			**0**	**158,840**	**93,819**	0	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-30 LUNDY'S LANE	Replace fire escape	1460	100%	20,250	500	500	500	
	504 Modifications/Compliance	1460		0	25,225	0	0	In progress by in-house crew.
	SUB-TOTAL			**20,250**	**25,725**	**500**	**500**	
CAL 1-31 25 SANCHEZ	Laundry exhaust system	1470	100%	8,100	680	680	680	Completed.
	SUB-TOTAL			**8,100**	**680**	**680**	**680**	
CAL 1-34 NORIEGA	A&E - Roofing and Waterproofing	1430	100%	0	16,880	0	0	NOE - In design phase.
RANDOLPH	504 Modifications/Compliance	1460		0	58,550	0	0	In progress by in-house crew.
NOE	Roofing and Waterproofing	1460	100%	202,500	182,000	0	0	NOE - In design phase.
	Exterior LBP Stabilization	1460		0	8,000	0	0	Completed
	SUB-TOTAL			**202,500**	**265,430**	**0**	**0**	
CAL 1-35 GREAT HIGHWAY	504 Modifications/Compliance	1460		0	33,325	0	0	In progress by in-house crew.
	SUB-TOTAL			**0**	**33,325**	**0**	**0**	
CAL 1-39 939 EDDY ST	504 Modifications/Compliance	1460		0	88,450	0	0	In progress by in-house crew.
	SUB-TOTAL			**0**	**88,450**	**0**	**0**	
CAL 1-42 SAN JULE APTS	504 Modifications/Compliance	1460		0	25,225	0	0	In progress by in-house crew.
	SUB-TOTAL			**0**	**25,225**	**0**	**0**	
CAL 1-43 ROBERT B PITTS	Repair Vacant Apartments	1460		15,000	6,131	6,077	6,077	Completed
	SUB-TOTAL			**15,000**	**6,131**	**6,077**	**6,077**	
FEES & COSTS	In-House /Consultant design @ 5% of Total Budget	1430		1,012,500	795,545	468,843	468,843	In progress by consultant
				1,012,500	**795,545**	**468,843**	**468,843**	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-WIDE	A&E - Roof & waterproofing	1430		0	800,000	0	0	In progress by consultant.
	A&E - Electrical	1430		0	90,000	0	0	In progress by consultant.
	A&E - 504 Modifications	1430		0	449,513	0	0	In progress by consultant.
	A&E - Hazard Testing	1430		12,150	10,600	4,023	4,023	Completed.
	A&E - Structural	1430		0	90,000	0	0	In progress by consultant.
	A&E - Mechanical	1430		0	90,000	0	0	In progress by consultant.
	Lead Abatement	1460	220	1,873,469	33,012	15,469	15,469	In progress by in-house crew.
	Asbestos Abatement	1460	40	810,000	810,000	28,795	19,806	In progress by contractor.
	504 Modifications	1460	100	523,609	75	0	75	Completed.
	Furniture & equipment	1475		0	3,898	0	0	
	Contingency @ 7.5% of Construction	1502		1,506,103	0	0	0	Funds reallocated to HQS.
	SUB-TOTAL			**4,725,331**	**2,377,098**	**48,287**	**39,373**	
PHA-WIDE Management Improvements	1) Retain off-duty police officers at target sites.	1408		254,340	254,340	254,340	254,340	Completed
	2) Hire consultant-Alice Griffith Masterplan	1408		162,000	162,000	0	0	
	3) Economic Development training program	1408		162,000	162,000	10,000	10,000	
	4) Enhance procurement tracking & inventory	1408		81,000	77,500	500	500	
	5) Upgrade computer system managment	1408		137,700	214,882	186,964	186,964	
	6) Track effectiveness of internal audit	1408		110,117	110,117	16,630	16,630	
	7) Improve rev./expend. forcast system	1408		81,000	72,937	218	218	
	8) Begin developing plans & specs archives	1408		32,400	32,400	18,486	15,486	
	9a) Multicultural security training	1408		8,100	8,100	0	0	
	9b) Internal training activities	1408		16,200	19,172	16,666	16,666	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Mgt. Impr. Continued	9c) Computer Resource Center	1408		16,200	7,449	4,030	4,030	
	10) Develop records managmemnt system	1408		40,500	40,500	40,500	40,500	Completed.
	11) Replace office chairs w/ ergonomic ones.	1408		16,200	16,000	737	737	In progress.
	12) Construction procedures manual	1408		40,500	34,661	16,148	16,148	In progress.
	13) Institute training for all finance staff	1408		20,250	22,760	21,481	21,481	Completed.
	14) Upgrade training room at 1815 Egbert	1408		39,690	57,812	57,630	57,630	Completed.
	15) Mngt Impr in CCS, Unix & Sun systems	1408		133,650	133,650	132,701	132,701	Completed.
	16) Implement bar code sys - miniwarehouse	1408		32,400	32,400	0	0	In progress.
	17) Implement Preventive Maint. System	1408		64,800	154,713	64,800	152,418	Completed.
	18) Improve emergency maintenance response	1408		24,300	24,300	5,167	5,167	In progress.
	19) Develop procedure for work order system	1408		16,200	0	0	0	Cancelled.
	20) Develop efficiency standards and monitoring for maintenance	1408		28,350	28,350	13,194	5,851	In progress.
	21) Develop/implement fixed assets system	1408		81,000	81,000	51,669	51,669	In progress.
	22) Physical and managment five-year assessment	1408		154,306	146,971	70,307	70,307	In progress.
	23) Increase the collection of TAR's	1408		124,222	150,480	142,584	142,584	Completed
	24) Develop Masterplan for Potrero Terrace	1408		129,194	118,694	129,140	118,694	Completed
	SUB-TOTAL			**2,006,619**	**2,163,188**	**1,253,892**	**1,320,721**	
Administration	Administration of CGP - 10% of Total Grant	1410		2,006,619	1,998,871	1,504,878	1,594,991	Administrative staff in place.
	SUB-TOTAL			**2,006,619**	**1,998,871**	**1,504,878**	**1,594,991**	
	GRAND TOTAL			**20,167,660**	**20,167,660**	**5,496,987**	**4,378,693**	

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-1 Holly Courts	3/31/98			9/30/99			
CAL 1-2 Potrero Terrace	3/31/98			9/30/99			
CAL 1-3 Sunnydale	3/31/98			9/30/99			
CAL 1-4 Valencia Gardens	3/31/98			9/30/99			
CAL 1-5 Bernal Dwellings	3/31/98			9/30/99			
CAL 1-8 Westside Courts	3/31/98			9/30/99			
CAL 1-9 Westbrook Apts	3/31/98			9/30/99			
CAL 1-10 Potrero Annex	3/31/98			9/30/99			
CAL 1-11 North Beach	3/31/98			9/30/99			
CAL 1-15 Ping Yuen	3/31/98			9/30/99			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-16 Alemany	3/31/98			9/30/99			
CAL 1-17A Hunter's Pt E & W	3/31/98			9/30/99			
CAL 1-18(1) JFK Towers	3/31/98			9/30/99			
CAL 1-18(2) Y.B. Plaza East	3/31/98			9/30/99			
CAL 1-18(3) Hunter's View	3/31/98			9/30/99			
CAL 1-18(4) Alice Griffith	3/31/98			9/30/99			
CAL 1-18(5) Rosa Parks	3/31/98			9/30/99			
CAL 1-18(6) Ping Yuen North	3/31/98			9/30/99			
CAL 1-18(7) Hayes Valley	3/31/98			9/30/99			
CAL 1-18(10) Woodside Gardens	3/31/98			9/30/99			
CAL 1-18(13) Mission Dolores	3/31/98			9/30/99			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-19(1) 990 Pacific	3/31/98			9/30/99			
CAL 1-19(2) 1750 McAllister	3/31/98			9/30/99			
CAL 1-20 3850 18th Street	3/31/98			9/30/99			
CAL 1-21 Clementina	3/31/98			9/30/99			
CAL 1-23 1880 Pine	3/31/98			9/30/99			
CAL 1-27 350 Ellis	3/31/98			9/30/99			
CAL 1-28 666 Ellis	3/31/98			9/30/99			
CAL 1-29 345 Arguello	3/31/98			9/30/99			
CAL 1-30A 462 Duboce 75-77 Coleridge Lundy's Lane	3/31/98			9/30/99			
CAL 1-31 25 Sanchez	3/31/98			9/30/99			

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-32 1760 Bush	3/31/98			9/30/99			
CAL 1-33 275 Thrift	3/31/98			9/30/99			
CAL 1-34 Noriega Noe Randolph	3/31/98			9/30/99			
CAL 1-35 Great Highway California	3/31/98			9/30/99			
CAL 1-36 227 Bay	3/31/98			9/30/99			
CAL 1-37 491 31st Avenue	3/31/98			9/30/99			
CAL 1-39A&B 939-951 Eddy St.	3/31/98			9/30/99			
CAL 1-41 430 Turk Street	3/31/98			9/30/99			
CAL 1-42 San Jule Apt	3/31/98			9/30/99			
CAL 1-43 Robert Pitts Apts	3/31/98			9/30/99			
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OMB Approval No. 2577-0157 (Exp. 7/31/98)

PHA/HA Name		Comprehensive Grant Number	FFY of Grant Approval
SAN FRANCISCO HOUSING AUTHORITY	1996 COMP GRANT	CA39P00170596	1996

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number ___ ☐ Performance & Evaluation Report for Program Year Ending 6/30/97
☐ Final Performance and Evaluation

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Costs (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10%of Line 19)	0	1575802	623335	310579
3	1408	Management Improvement	2,431,656	1,765,319	305,911	251,991
4	1410	Administration	1,624,627	1,624,627	867,807	867,807
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	822,314	873,410	218,882	218,882
8	1440	Site Acquisition				
9	1450	Site Improvement	250,000	386,352	216,808	149,376
10	1460	Dwelling Structures	9,152,818	8,762,393	5,977,754	4,584,297
11	1465.1	Dwelling Equipment - Nonexpendable	360,000	260,142	260,142	260,142
12	1470	Nondwelling Structures	43,825	0	0	0
13	1475	Nondwelling Equipment	949,000	998,229	317,186	191,968
14	1485	Demolition	0	0	0	0
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs	0	0	0	0
17	1498	Mod Used for Development	0	0	0	0
18	1502	Contingency (may not exceed 8% of line 19)	612,034	0	0	0
19	**Amount of Annual Grant (Sum of lines 2-18)**		16,246,274	16,246,274	8,787,825	6,835,042
20	Amount of line 19 Related to LBP Activities		0	3,500	0	0
21	Amount of line 19 Related to Section 504 Compliance		1,492,818	328,114	91,681	91,681
22	Amount of line 19 Related to Security		675,000	650,000	203,431	203,431
23	Amount of line 19 Related to Energy Conservation Measures		1,260,000			

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Signature of Executive Director and Date
Mr. Ronnie Davis, Acting Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

form HUD-52837 (10/96)
ref Handbook 7485.3

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop. Account Number	Quantity	Total Estmated Cost		Total Actual Costs		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-1 HOLLY COURTS	PHTA/RMA/TA offices	1460	0%	0	10,186	8,086	8,086	In progress by in-house crews.
	SUB-TOTAL			**0**	**10,186**	**8,086**	**8,086**	
CAL 1-2 POTRERO TERRACE	Operating Subsidy	1406	N/A	0	60,000	73,925	9,991	
	HQS consulting	1430		0	20,308	20,308	20,308	
	HQS compliance-interior upgrade/rehab	1460		0	0	1,637,829	1,637,829	To CPG95.
	PHTA/RMA/TA offices	1460		0	24,876	20,373	20,373	
	SUB-TOTAL			**0**	**105,184**	**1,752,435**	**1,688,501**	
CAL 1-3 SUNNYDALE	Operating Subsidy	1406	N/A	0	250,000	158,821	149,809	In progress.
	HQS consulting	1430		0	10,497	10,497	10,497	In progress
	HQS compliance-interior upgrade/rehab	1460	685 units	0	2,358,474	1,567,880	1,158,795	In progress
	PHTA/RMA/TA offices	1460		0	91	91	91	In progress by in-house crews.
	SUB-TOTAL			**0**	**2,619,062**	**1,737,289**	**1,319,192**	
CAL 1-4 VALENCIA GARDENS	PHTA/RMA/TA offices	1460	N/A	0	11,662	10,612	10,612	In progress by in-house crews.
	SUB-TOTAL			**0**	**11,662**	**10,612**	**10,612**	
CAL 1-5 BERNAL DWELLINGS	PHTA/RMA/TA offices	1460	N/A	0	0	1,630	156	In progress by in-house crews.
	SUB-TOTAL			**0**	0	**1,630**	**156**	
CAL 1-8 WESTSIDE COURTS	Operating Subsidy	1406	N/A	0	60,000	0	0	
	PHTA/RMA/TA offices	1460		0	39,479	34,901	34,901	In progress by in-house crews.
	SUB-TOTAL			**0**	**99,479**	**34,901**	**34,901**	
CAL 1-9 WESTBROOK	Operating Subsidy	1406	N/A	0	60,000	45,517	0	
	PHTA/RMA/TA offices	1460		0	7,101	1,701	1,701	In progress by in-house crews.
	SUB-TOTAL			**0**	**67,101**	**47,218**	**1,701**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-10 POTRERO ANNEX	HQS consulting	1430	N/A	0	5,614	5,614	5,614	In progress by in-house crews.
	Site improvements	1450		0	37,461	0	0	In progress by in-house crews.
	HQS compliance	1460		0	0	7,195	7,195	Transfer to CGP95.
	PHTA/RMA/TA offices	1460		0	13,004	13,004	13,004	In progress by in-house crews.
	SUB-TOTAL			**0**	**56,079**	**25,813**	**25,813**	
CAL 1-11 NORTH BEACH	PHTA/RMA/TA offices	1460	N/A	0	6,179	6,130	6,130	
	SUB-TOTAL			**0**	**6,179**	**6,130**	**6,130**	
CAL 1-15 PING YUEN	Hardwired smoke detectors	1460	N/A	0	52,647	52,647	0	In progress by contractor.
	PHTA/RMA/TA offices	1460		0	479	479	479	In progress by in-house crews.
	SUB-TOTAL			**0**	**53,126**	**53,126**	479	
CAL 1-16 ALEMANY	PHTA/RMA/TA offices	1460	N/A	0	7,759	7,759	7,759	
	SUB-TOTAL			**0**	**7,759**	**7,759**	**7,759**	
CAL 1-17A/B HUNTER'S PT- E&W	Operating Subsidy - West	1406	N/A	0	60,000	141,487	56,591	
	HQS consulting	1430		0	109	109	109	
	PHTA/RMA/TA offices - West	1460		0	18,101	14,956	14,956	
	PHTA/RMA/TA offices - East	1460		0	9,005	8,075	8,075	
	SUB-TOTAL			**0**	**87,215**	**164,627**	**79,731**	
CAL 1-18(2) YB PLAZA EAST	PHTA/RMA/TA offices	1460	N/A	0	0	5,691	5,691	
	SUB-TOTAL			**0**	**0**	**5,691**	**5,691**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-18(3) HUNTER'S VIEW	Operating Subsidy	1406	N/A	0	60,000	0	0	
	HOS consulting	1430		0	212	212	212	
	HQS compliance	1460		0	0	115	115	
	PHTA/RMA/TA offices	1460		0	19,305	16,980	16,980	
	SUB-TOTAL			**0**	**79,517**	**17,307**	**17,307**	
CAL 18(4) ALICE GRIFFITH	Operating Subsidy	1406	N/A	0	120,000	135,095	71,547	
	HQS consulting	1430		0	783	783	783	
	HOS compliance	1460		0	0	31,684	9,731	
	PHTA/RMA/TA offices	1460		0	15,503	9,337	9,337	
	SUB-TOTAL			**0**	**136,286**	**176,899**	**91,398**	
CAL 1-18(5) ROSA PARKS	Hardwired smoke detectors	1460	N/A	0	45,291	45,291	0	In progress by contractor.
	HOS-Public space improvements	1460		0	643,610	211,653	41,362	In progress.
	PHTA/RMA/TA offices	1460		0	53,053	49,244	49,244	In progress by in-house crews.
	SUB-TOTAL			**0**	**741,954**	**306,188**	**90,606**	
CAL 1-18(6) PING YUEN NORTH	Hardwired smoke detectors	1460	N/A	0	43,911	43,911	0	In progress by contractor.
	PHTA/RMA/TA offices	1460		0	12,912	10,677	10,677	
	SUB-TOTAL			**0**	**56,823**	**54,588**	**10,677**	
CAL 1-18(7) HAYES VALLEY N	PHTA/RMA/TA offices	1460	N/A	0	156	1,630	156	
	SUB-TOTAL			**0**	**156**	**1,630**	**156**	
CAL 1-18(1) JFK TOWERS	HOS-Public space improvements	1460	N/A	0	250,400	149,404	1,806	
	SUB-TOTAL			**0**	**250,400**	**149,404**	**1,806**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-18(10) WOODSIDE GARDENS	Hardwired smoke detectors	1460	N/A	0	25,059	25,058	0	In progress by contractor.
	HQS-Public space improvements	1460		0	17,975	19,357	252	
	SUB-TOTAL			**0**	**43,034**	**44,415**	**252**	
CAL 1-18(13) MISSION DOLORES	Hardwired smoke detectors	1460	N/A	0	21,151	21,151	0	
	HQS-Public space improvements	1460		0	406,927	131,105	131,105	
	SUB-TOTAL			**0**	**428,078**	**152,256**	**131,105**	
CAL 1-19(1) 990 PACIFIC	Hardwired smoke detectors	1460	N/A	0	19,312	19,312	0	
	HQS-Public space improvements	1460		0	286,000	178,700	178,700	
	SUB-TOTAL			**0**	**305,312**	**198,012**	**178,700**	
CAL 1-36 227 BAY STREET	HQS-Public space improvements	1460	N/A	0	6,063	6,063	6,063	
	SUB-TOTAL			**0**	**6,063**	**6,063**	**6,063**	
CAL 1-27 350 ELLIS ST	Hardwired smoke detectors	1460	N/A	0	0	22,071	0	In progress by contractor.
	HQS-Public space improvements	1460		0	294,400	211,031	30,606	
	SUB-TOTAL			**0**	**294,400**	**233,102**	30,606	
CAL 1-33 275 THRIFT ST	504 Modifications/Compliance	1460		0	25,225	0	0	
	Exterior LBP Stabilization	1460		0	3,500	0	0	
	SUB-TOTAL			**0**	**28,725**	**0**	**0**	
CAL 1-20 3850 18TH	HQS-Public space improvements	1460	N/A	0	532,538	208,187	208,187	
	SUB-TOTAL			**0**	**532,538**	**208,187**	**208,187**	
CAL 1-30 A 462 DUBOCE ST 77 COLERIDGE	HQS-Public space improvements	1460	N/A	0	4,615	984	984	
	504 Modifications/Compliance	1460		0	25,225	0	0	
	SUB-TOTAL			**0**	**29,840**	**984**	**984**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-21 CLEMENTINA TWRS	Hardwired smoke detectors	1460	N/A	0	61,154	61,154	0	
	HQS-Public space improvements	1460		0	0	48,529	48,529	
	SUB-TOTAL			**0**	**61,154**	**109,683**	**48,529**	
CAL 1-28 666 ELLIS ST	Hardwired smoke detectors	1460	N/A	0	22,760	22,760	0	
	HQS-Public space improvements	1460		0	315,500	22,563	22,563	
	SUB-TOTAL			**0**	**338,260**	**45,323**	**22,563**	
CAL 1-32 1760 BUSH ST	HQS-Public space improvements	1460	N/A	0	305,500	28,047	28,047	
	Exterior painting & waterproofing	1460		0	200,000	0	0	
	SUB-TOTAL			**0**	**505,500**	**28,047**	**28,047**	
CAL 1-23 1880 PINE	Hardwired smoke detectors	1460	N/A	0	25,749	25,749	0	
	HQS-Public space improvements	1460		0	313,500	27,145	27,145	
	SUB-TOTAL			**0**	**339,249**	**52,894**	**27,145**	
CAL 1-35 2698 CALIFORNIA ST	HQS-Public space improvements	1460	N/A	0	1,248	60,400	1,248	
	SUB-TOTAL			**0**	**1,248**	**60,400**	**1,248**	
CAL 1-29 345 ARGUELLO	HQS-Public space improvements	1460	N/A	0	142,945	84,947	84,947	
	SUB-TOTAL			**0**	**142,945**	**84,947**	**84,947**	
CAL 1-31 25 SANCHEZ	HQS-Public space improvements	1460	N/A	0	15,606	12,869	12,869	
	SUB-TOTAL			**0**	**15,606**	**12,869**	**12,869**	
CAL 1-34 363 NOE	HQS-Public space improvements	1460	N/A	0	9,816	9,254	9,254	
	SUB-TOTAL			**0**	**9,816**	**9,254**	**9,254**	
CAL 1-37 491 31ST AVE	HQS-Public space improvements	1460	N/A	0	129,025	107,183	107,183	
	SUB-TOTAL			**0**	**129,025**	**107,183**	**107,183**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CAL 1-19(2) 1750 MCALLISTER	Hardwired smoke detectors	1460	N/A	0	0	22,071	0	
	HQS-Public space improvements	1460		0	302,400	135,951	135,951	
	SUB-TOTAL			**0**	**302,400**	**158,022**	**135,951**	
CAL 1-39 A 939 EDDY ST	HQS-Public space improvements	1460	N/A	0	10,882	10,882	10,882	
	SUB-TOTAL			**0**	**10,882**	**10,882**	**10,882**	
CAL 1-41 430 TURK	Hardwired smoke detectors	1460	N/A	0	0	20,231	0	
	HQS-Public space improvements	1460		0	283,400	140,355	140,355	
	SUB-TOTAL			**0**	**283,400**	**160,586**	**140,355**	
CAL 1-43 ROBERT B. PITTS	HQS compliance	1460	N/A	0	65,324	50,851	50,851	
	PHTA/RMA/TA offices	1460		0	1,676	1,670	176	
	SUB-TOTAL			**0**	**67,000**	**52,521**	**51,027**	
PHA-WIDE Management Improvements	1. Program to track effectiveness of internal audit unit (IG Audit)	1408		75,000	54,956	2,557	2,557	
	2. Develop construction audit program (IG)	1408		140,000	102,584	0	0	
	3. Check meter evaluation & installation of utility meters (IG Audit)	1408		140,000	102,584	0	0	
	4 Establish resident selection review comm	1408		0	0	0	0	
	5 Training for all finance staff	1408		20,000	14,655	290	290	
	6 Incr overall rent charges & reduce TARS	1408		0	0	0	0	
	7 Create finance library	1408		0	0	0	0	
	8 Develop records management system	1408		50,000	36,637	20,061	19,953	
	9 Devel & Implement fixed assets system	1408		70,000	51,292	0	0	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Mgt. Impr. Cont'd	10. Computer resources center	1408		35,000	49,349	48,957	0	
	11. Devel procedures for work order system (PHMAP Deficiency)	1408		7,000	0	0	0	
	12. Improve emergency maint response (PHMAP Deficiency)	1408		17,500	12,823	0	0	
	13. Devel efficiency stds & monitoring (PHMAP Deficiency)	1408		10,500	7,694	0	0	
	14. Implement preventive maint system (PHMAP Deficiency)	1408		1,123,612	731,811	37,260	37,260	
	15. Upgrade training room - Egbert	1408		0	0	0	0	
	16. Computer system mgt upgrades	1408		0	31,253	4,855	0	
	17. Management impr - CCS, Unix, & Sun	1408		100,000	73,274	0	0	
	18. Reprogram CCS to correct acct'g deficiencies (PHMAP Deficiency)	1408		75,000	0	0	0	
	19. Develop plans & specs archive - autocad software	1408		5,000	3,664	0	0	
	20. Construction procedure manual	1408		0	0	0	0	
	21. Economic development program	1408		162,831	0	0	0	
	22. Economic development training	1408		0	119,313	0	0	
	23. Tenant Patrol Staff training: report writing, time mgmt, conflict resol, team building	1408		16,213	11,880	0	0	
	24. Implement barcode sys - miniwarehouse	1408		14,000	10,258	0	0	
	25. Enhance procurement tracking system	1408		70,000	51,292	0	0	
	26. Supplemental security svcs-target sites	1408		300,000	300,000	191,931	191,931	
	SUB-TOTAL			**2,431,656**	**1,765,319**	**305,911**	**251,991**	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Administration	Administration of CGP - 10% of Total Grant	1410		1,624,627	1,624,627	867,807	867,807	
	SUB-TOTAL			**1,624,627**	**1,624,627**	**867,807**	**867,807**	
HA-wide activities	Operating Subsidy	1406		0	905,802	68,490	22,641	
	Sidewalk repair/replacement	1450	20%	150,000	109,911	0	0	
	Playground repairs or removal/replacement	1450	20%	100,000	67,857	67,432	0	
	Landscaping - Big 4 Project	1450		0	171,123	149,376	149,376	
	HQS Compliance	1460	100%	6,000,000	262,354	259,740	259,740	
	Lead Abatement	1460		0	0	0	0	
	Asbestos Abatement	1460	AsReq	100,000	73,274	0	0	
	504/ADA modifications-common areas	1460	15%	1,492,818	0	0	0	
	Fire unit repair	1460	AsReq	250,000	0	0	0	
	Security grill replacement	1460	584	350,000	350,000	11,500	11,500	
	Smoke detectors	1460	3500	700,000	318,594	0	0	
	Anti-scalding devices	1460	2523	260,000	190,512	0	0	
	PHTA/RMC/TA offices	1460		0	50,000	1,919	1,919	
	New appliances	1465	600	360,000	260,142	260,142	260,142	
	Priority Replacement Housing	1498		0	0	0	0	
	Construction Contingency (@ 5% of total grant)	1502	100%	612,034	0	0	0	
	SUB-TOTAL			**10,374,852**	**2,759,569**	**818,599**	705,318	

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				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Fees & Costs	In-House / Consultant design (@ 5% of Total Grant)	1430		812,314	547,915	86,696	86,696	
	HQS consultant fees	1430		0	2,982	2,982	2,982	
	504/ADA modifs - consultants	1430		0	277,664	91,681	91,681	
	Hazard Testing	1430	AsReq.	10,000	7,326	0	0	
				822,314	**835,887**	**181,359**	**181,359**	
Nondwelling Struct/ Equipment	Rehab facilities for resource centers	1470	5	25,000	0	0	0	
	Ping Yuen resource center	1470	1	18,825	0	0	0	
	Upgrade Sun computer & related peripherals	1475	100%	140,000	0	0	0	
	Plans&Specs Archive-autocad hardware	1475	1	30,000	0	0	0	
	Replace ergonomic chairs,desks,keybds	1475	20%	14,000	25,380	0	0	
	Preventive maint - step vans	1475	6	192,000	446,744	109,028	109,028	
	LAN/WAN System	1475	100%	548,000	526,105	208,158	82,940	
	Security sys & equip for GED centers	1475	5	25,000	0	0	0	
	SUB-TOTAL			**992,825**	**998,229**	**317,186**	**191,968**	
	GRAND TOTAL			**16,246,274**	**16,246,274**	**8,787,825**	**6,835,042**	

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-1 Holly Courts	3/31/98			9/30/99			
CAL 1-2 Potrero Terrace	3/31/98			9/30/99			
CAL 1-3 Sunnydale	3/31/98			9/30/99			
CAL 1-4 Valencia Gardens	3/31/98			9/30/99			
CAL 1-5 Bernal Dwellings	3/31/98			9/30/99			
CAL 1-8 Westside Courts	3/31/98			9/30/99			
CAL 1-9 Westbrook Apts	3/31/98			9/30/99			
CAL 1-10 Potrero Annex	3/31/98			9/30/99			
CAL 1-11 North Beach	3/31/98			9/30/99			
CAL 1-15 Ping Yuen	3/31/98			9/30/99			
CAL 1-16 Alemany	3/31/98			9/30/99			
CAL 1-17A/B Hunter's Pt E & W	3/31/98			9/30/99			

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	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-18(1) JFK Towers	3/31/98			9/30/99			
CAL 1-18(2) Y.B. Plaza East	3/31/98			9/30/99			
CAL 1-18(3) Hunter's View	3/31/98			9/30/99			
CAL 1-18(4) Alice Griffith	3/31/98			9/30/99			
CAL 1-18(5) Rosa Parks	3/31/98			9/30/99			
CAL 1-18(6) Ping Yuen North	3/31/98			9/30/99			
CAL 1-18(7) Hayes Valley	3/31/98			9/30/99			
CAL 1-18(10) Woodside Gardens	3/31/98			9/30/99			
CAL 1-18(13) Mission Dolores	3/31/98			9/30/99			
CAL 1-19(1) 990 Pacific	3/31/98			9/30/99			
CAL 1-19(2) 1750 McAllister	3/31/98			9/30/99			
CAL 1-20 3850 18th Street	3/31/98			9/30/99			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be Completed for the Performance

Annual Statement/
Performance and Evaluation Report **1996**
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-21 Clementina Towers	3/31/98			9/30/99			
CAL 1-23 1880 Pine	3/31/98			9/30/99			
CAL 1-27 350 Ellis	3/31/98			9/30/99			
CAL 1-28 666 Ellis	3/31/98			9/30/99			
CAL 1-29 345 Arguello	3/31/98			9/30/99			
CAL 1-30A 462 Duboce 77 Coleridge	3/31/98			9/30/99			
CAL 1-31 25 Sanchez	3/31/98			9/30/99			
CAL 1-32 1760 Bush	3/31/98			9/30/99			
CAL 1-33 275 Thrift	3/31/98			9/30/99			
CAL 1-34 363 Noe	3/31/98			9/30/99			
CAL 1-35 2698California	3/31/98			9/30/99			
CAL 1-36 227 Bay	3/31/98			9/30/99			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be Completed for the Performance

Annual Statement/
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Part III: Implementation Schedule
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
CAL 1-37 491 31st Avenue	3/31/98			9/30/99			
CAL 1-39A 939 Eddy St.	3/31/98			9/30/99			
CAL 1-41 430 Turk Street	3/31/98			9/30/99			
CAL 1-43 Robert Pitts Apts.	3/31/98			9/30/99			
PHA-Wide Mngt. Improvements:							
1	3/31/98			9/30/99			
2	3/31/98			9/30/99			
3	3/31/98			9/30/99			
4	3/31/98			9/30/99			
5	3/31/98			9/30/99			
6	3/31/98			9/30/99			
7	3/31/98			9/30/99			
8	3/31/98			9/30/99			
9	3/31/98			9/30/99			
10	3/31/98			9/30/99			
11	3/31/98			9/30/99			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be Completed for the Performance

Annual Statement/
Performance and Evaluation Report **1996**
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide Mgt. Impr. Cont'd.							
12	3/31/98			9/30/99			
13	3/31/98			9/30/99			
14	3/31/98			9/30/99			
15	3/31/98			9/30/99			
16	3/31/98			9/30/99			
17	3/31/98			9/30/99			
18	3/31/98			9/30/99			
19	3/31/98			9/30/99			
20	3/31/98			9/30/99			
21	3/31/98			9/30/99			
22	3/31/98			9/30/99			
23	3/31/98			9/30/99			
24	3/31/98			9/30/99			
25	3/31/98			9/30/99			
26	3/31/98			9/30/99			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be Completed for the Performance

SAN FRANCISCO HOUSING AUTHORITY

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September 18, 1997

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Sululagi Palega,Sr., President
Paula Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Reverend Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

FROM: RONNIE DAVIS, ACTING EXECUTIVE DIRECTOR

SUBJECT: RESOLUTION APPROVING THE ESTABLISHMENT OF A LIST OF QUALIFIED LAW PRACTITIONERS AVAILABLE TO REPRESENT THE HOUSING AUTHORITY ON THE FOLLOWING MATTERS: CIVIL RIGHTS/ CONSTITUTIONAL LAW; CONSTRUCTION LAW; GENERAL LEGAL SERVICES; LABOR/PERSONNEL LAW; AND REAL ESTATE/TAX/HOPE VI ISSUES, AND AUTHORIZING THE ACTING EXECUTIVE DIRECTOR OR HIS DESIGNEE TO MEET WITH AND NEGOTIATE APPROPRIATE CONTRACT TERMS AND ENTER INTO CONTRACTS WITH SAID FIRMS ON AN AS-NEEDED BASIS, SUBJECT TO APPROVAL OF INDIVIDUAL CONTRACTS BY THIS COMMISSION AND/OR HUD AS MAY BE REQUIRED

The attached Resolution is submitted for your review and adoption to approve the list of qualified law practitioners established to represent the Housing Authority on various legal matters and authorize the Acting Executive Director, or his designee, to meet with and negotiate appropriate contract terms and enter into contracts with said firms when needed.

A solicitation was conducted to acquire a listing of qualified law practitioners to represent the Authority on legal matters as the need arises. The solicitation requested proposals in the areas of civil rights/constitutional law; construction law; labor/personnel law; real estate/tax/HOPE VI issues; and general legal services. Twenty one (21) respondents submitted their qualifications in any or all of these legal areas. A review panel consisting of a qualified team of three legal consultants experienced in public housing legal matters was established to evaluate the proposals received in accordance with the criteria published in the solicitation.

The firms were consistently rated according to their experience and expertise in each category, fee structure and completeness of the bid package. The solicitations were reviewed and scored by Cheryl Lovell, Cynthia Jones and Karen Bennett. The firms selected, by category, are as follows:

CIVIL RIGHTS/CONSTITUTIONAL Law
Lafayette, Kumagai & Clarke
McCutchen, Doyle, Brown & Enersen
Corbet & Kane

CONSTRUCTION Law
Farella, Braun & Martel
Lempress & Wulfsberg
Hanson, Bridgett, Marcus, Vlahos & Rudy

GENERAL LEGAL Services
Lafayette, Kumagai & Clarke
Goldfarb & Lipman
Hanson, Bridgett, Marcus Vlahos & Rudy

LABOR/PERSONNEL Law
Lafayette, Kumagai & Clarke
Eugene Flemate Law Office
Corbet & Kane

REAL ESTATE/TAX/HOPE VI Issues
Goldfarb & Lipman
Hanson, Bridgett, Marcus, Vlahos & Rudy
Marron, Reid & Sheey

The overall process was fair, objective, and in accordance with the guidelines published in the solicitation. It is therefore recommended that the selections made be accepted as is pursuant to the procurement regulations and the Authority's procurement policy.

I urge you to approve this Resolution.

(prepared by Victoria R. Adams for Fradique Rocha - Legal Department)

RESOLUTION NO. _____
DATE ADOPTED: _____

RESOLUTION APPROVING THE ESTABLISHMENT OF A LIST OF QUALIFIED LAW PRACTITIONERS AVAILABLE TO REPRESENT THE HOUSING AUTHORITY ON THE FOLLOWING MATTERS: CIVIL RIGHTS/ CONSTITUTIONAL LAW; CONSTRUCTION LAW; GENERAL LEGAL SERVICES; LABOR/PERSONNEL LAW; AND REAL ESTATE/TAX/HOPE VI ISSUES, AND AUTHORIZING THE ACTING EXECUTIVE DIRECTOR OR HIS DESIGNEE TO MEET WITH AND NEGOTIATE APPROPRIATE CONTRACT TERMS AND ENTER INTO CONTRACTS WITH SAID FIRMS ON AN AS-NEEDED BASIS, SUBJECT TO APPROVAL OF INDIVIDUAL CONTRACTS BY THIS COMMISSION AND/OR HUD AS MAY BE REQUIRED

WHEREAS, the Health and Safety Code, section 34279 authorizes the Housing Authority of the City and County of San Francisco ("SFHA") to employ its own counsel and legal staff; and

WHEREAS, the SFHA requires additional legal services to adequately defend its interest various legal matters; and

WHEREAS, the SFHA sent out to bid the Request for Qualifications (RFQ #004-97) for various legal services; and

WHEREAS, a qualified team consisting of three legal consultants experienced in public housing legal matters reviewed the RFQs and determined that all of the selected firms meet the qualifications stated in said RFQ; and

WHEREAS, the following firms have been selected to provide services in the following areas of legal practice:

CIVIL RIGHTS/CONSTITUTIONAL Law - Lafayette, Kumagai & Clarke; McCutchen, Doyle, Brown & Enersen; and Corbet & Kane;
CONSTRUCTION Law - Farella, Braun & Martel; Lempress & Wulfsberg; and Hanson, Bridgett, Marcus, Vlahos & Rudy;
GENERAL LEGAL Services - Lafayette, Kumagai & Clarke; Goldfarb & Lipman; and Hanson, Bridgett, Marcus Vlahos & Rudy;
LABOR/PERSONNEL Law - Lafayette, Kumagai & Clarke; Eugene Flemate Law Office; and Corbet & Kane; and
REAL ESTATE/TAX/HOPE VI Issues - Goldfarb & Lipman; Hanson, Bridgett, Marcus, Vlahos & Rudy; and Marron, Reid & Sheey; and

WHEREAS, contract terms are to be negotiated with these firms on an as-needed basis, subject to approval of individual contracts by this Commission and/or HUD, as may be required;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Establishment of the list of qualified law practitioners available to represent the Housing Authority is hereby approved in the following areas of legal practice: Civil Rights/Constitutional Law; Construction Law; General Legal Services; Labor/Personnel Law; and Real Estate/Tax/HOPE VI Issues.

2. The Acting Executive Director, or his designee, is hereby authorized to meet and negotiate appropriate contract terms and enter into contracts for legal services with each of the firms listed above on an as-needed basis subject to approval of individual contracts by this Commission and/or HUD as may be required.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM AND LEGALITY:

_____
John Kennedy
Deputy City Attorney

_____
DATE

(prepared by Victoria R. Adams for Fradique Rocha, Legal Department)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 22, 1997

TO: SAN FRANCISCO HOUSING COMMISSION

Sululagi Palega, Sr., President
Paul Kitses, Vice President
Lee Alfred, Commissioner
Shirley Byrd, Commissioner
Norman Fong, Commissioner
Richard Ford, Commissioner
Marisa Moret, Commissioner

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FROM: RONNIE DAVIS, Acting Secretary/Executive Director

SUBJECT: RESOLUTION APPROVING AN AMENDMENT TO ADD THE HOTEL GRAND SOUTHERN 52 SRO UNITS LOCATED 1091-1099 MISSION STREET TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING ITS EXECUTION

The Department of Housing and Urban Development (HUD) has selected the Hotel Grand Southern at 1091-1099 Mission Street containing Fifty-two (52) units for funding under the Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program. The building is owned by Hotel Grand Southern, A California Limited Partnership, a non profit housing corporation, whose intent is to provide permanent and supportive housing to single homeless individuals.

The resolution requests authorization to execute the Annual Contribution Contract (ACC) for these fifty-two (52) units to be set aside for homeless people who will benefit from a variety of supportive services. The term of the ACC is eleven years and the total amount reserved for the project is $3,257,728.00.

I urge your approval.

JEO:TU

RESOLUTION No. _____
DATE ADOPTED:_____

RESOLUTION APPROVING AN AMENDMENT TO ADD THE HOTEL GRAND SOUTHERN 52 SRO UNITS LOCATED AT 1091-1099 MISSION STREET SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT ("ACC") No. SF-618 AND AUTHORIZING EXECUTION

WHEREAS, The Housing Authority of the City and County of San Francisco entered into a Section 8 Annual Contributions Contract on December 23, 1975, (as amended) with the United States of America (herein called the "Government"); and

WHEREAS, it is deemed advisable by the Housing Authority of the City and County of San Francisco and the Government to amend the Section 8 Annual Contributions Contract No. SF-618 to include funding for the Hotel Grand Southern, a Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program project containing 52 units located at 1091-1099 Mission Street in San Francisco; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The attached SUPERSEDING Section 8 Annual Contributions Contract and funding Exhibit for the Moderate Rehabilitation Program are hereby approved and accepted. The Housing Authority is hereby authorized and directed to execute the counterparts of the ACC, and the Acting Executive Director is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM AND LEGALITY:

Joseph Sandoval
Deputy City Attorney

9-23-97
Date

Prepared by Janice E. Owens, 554-1220

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Section 8 Moderate Rehabilitation Single Room Occupancy Program Annual Contributions Contract

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U.S. Department of Housing
and Urban Development

Annual Contributions Contract
Section 8 Moderate Rehabilitation
Single Room Occupancy (SRO) Program

1.1 THE PROGRAM

(a) PROJECTS IN PROGRAM

(1) The HA's Program under this ACC includes all projects listed in the funding exhibit attached to this ACC.

(2) The HA, to the maximum extent feasible, shall enter into Agreements and Contracts in accordance with the number of units in each project specified in the funding exhibit. No substantial deviation as defined by HUD from the number of units in each project is allowed without prior HUD approval. The HA shall not enter into any Agreements or Contracts or take any other action which will result in a claim for an Annual Contribution in respect to any project in excess of the maximum amount authorized for that project.

(b) The term "HA" means the Housing Agency which has executed this ACC.

(c) The term "HUD" means the United States Department of Housing and Urban Development.

(d) The term "Program Receipts" means amounts paid by HUD to the HA for the Program, and any other amounts received by the HA in connection with the Program.

(e) The term "project" means each funding increment in the HA's Program.

1.2 AUTHORIZATION OF ACTIONS BY HA

In order to carry out the project, the HA is authorized to (a) enter into Agreements, (b) enter into Contracts, (c) make housing assistance payments on behalf of eligible individuals and (d) take all other necessary actions, all in accordance with the application, forms, conditions and requirements prescribed or approved by HUD. However, neither the HA nor HUD shall assume any obligations beyond those provided in the prescribed forms of Agreement and Contract.

1.3 FUNDING AND TERM

(a) The projects (funding increments) in the HA's Program are listed in the funding exhibit to this ACC. The funding exhibit states the amount and term of funding for each project.

(b) The amount of contract and budget authority for each project in the HA's Program is stated in the funding exhibit. "Contract authority" is the maximum annual payment by HUD to the HA for a project. "Budget authority" is the maximum amount of funds available for payment to the HA over the term of the project. Budget authority is authorized and appropriated by the Congress.

(c) The funding exhibit states the first date and last date of the ACC term for each project.

1.4 ANNUAL CONTRIBUTIONS

(a) HUD shall not make any Annual Contributions or any other payment with respect to any Fiscal Year for a project in excess of the contract authority for the project specified in the funding exhibit. However, this amount shall be reduced commensurately with any reduction in the number of Contract Units or pursuant to any other provision of this ACC or the Contract.

(b) The total amount of payments for a project over the project term must not exceed budget authority for the project specified in the Funding Exhibit.

1.5 HUD PAYMENTS FOR THE PROGRAM

(a) HUD will make payments to the HA in accordance with HUD regulations and requirements.

(b) For each HA Fiscal Year, HUD will pay the HA the amount approved by HUD to cover the following (subject to reduction by the amount of any Project Receipts other than Annual Contributions-- such as interest income--which Receipts shall be available for Project Expenditures):
   (1) The amount of housing assistance payments payable during each Fiscal Year by the HA pursuant to Contracts with owners. (Such payments may not be made for more than 10 years for any unit.)
   (2) The allowance, in the amount approved by HUD, for preliminary costs of administration.
   (3) The allowance, in the amount approved by HUD, for the regular costs of administration including costs of HUD required audits of Owners and the HA.

(c) A Project Account shall be established and maintained for each project under this ACC, in an amount as determined by HUD, out of amounts by which the contract authority for the project exceeds amounts paid under the ACC for the project for any Fiscal Year. This account shall be established and maintained by HUD as a specifically identified and segregated account. To the extent funds are available in this account, the maximum amount payable by HUD for any Fiscal Year may be increased by an

amount, if any, as may be required for increases reflected in the estimate of required Annual Contribution applicable to the Fiscal Year as approved by HUD.

(d) HUD will make periodic payments on account of each project upon requisition by the HA in the form prescribed by HUD. Each requisition shall include certification by the HA that housing assistance payments have been or will be made only:
   (1) In accordance with the provisions of the Contract, and
   (2) With respect to units which the HA has inspected or caused to be inspected and determined to be in decent, safe and sanitary condition, within one year prior to the making of housing assistance payments.

(e) Following the end of each Fiscal Year, any amount by which the total payments made during that Fiscal Year exceed the Annual Contribution payable in accordance with this section will be subtracted from the next payment made by HUD to the HA, unless other disposition is approved or required by HUD.

1.6 FISCAL YEAR

The funding exhibit states the last month and day of the HA Fiscal Year.

1.7 PERIODIC ADJUSTMENTS OF CONTRACT RENTS

The Contract will provide for periodic adjustments in the Contract Rents, in accordance with applicable HUD regulations, up to the maximum amount authorized for housing assistance payments in the HUD-approved estimate submitted by the HA.

1.8 EXPEDITIOUS CARRYING OUT OF PROJECT

The HA shall proceed expeditiously to implement the Program consistent with the rehabilitation and leasing schedule for each project. If the HA fails to proceed expeditiously, HUD may terminate or reduce its obligation under this ACC with respect to the project.

1.9 ASSISTANCE TO ELIGIBLE INDIVIDUALS WHEN CONTRACTS ARE TERMINATED

When the Contract for any unit(s) is terminated for any reason, leaving budget authority available under this ACC, the assisted individual(s), if eligible for continued assistance, or other eligible individuals, if the unit(s) is vacant, may continue to receive Housing assistance for the remainder of the ACC term in accordance with HUD regulations by the use of the SRO funding for Rental Certificate or Voucher assistance.

1.10 RESPONSIBILITY FOR ADMINISTRATION OF CONTRACT

The HA is responsible for administration of the Contract, subject to review and audit by HUD.

1.11 HUD REQUIREMENTS

(a) The HA must comply, and must require owners to comply, with the requirements of the U.S. Housing Act of 1937, the McKinney Homeless Assistance Act and all HUD regulations and other requirements, including any amendments or changes in the law or HUD requirements.

(b) The HA must comply with its HUD-approved administrative plan, equal opportunity housing plan and the HUD-approved application for Program funding.

(c) The HA must use the Program forms required by HUD.

1.12 EXCLUSION OF THIRD PARTY RIGHTS

(a) An individual that is eligible for housing assistance under this ACC is not a party to or third party beneficiary of the ACC.

(b) Nothing in the ACC shall be construed as creating any right of any third party to enforce any provision of this ACC, or to assert any claim against HUD or the HA.

1.13 DEPOSITARY

(a) Unless otherwise required or permitted by HUD, all Program Receipts must be promptly deposited with a financial institution selected as the depositary by the HA in accordance with HUD requirements.

(b) The HA must enter an agreement with the depositary institution in the form required by HUD.

(c) The HA may only withdraw deposited Program Receipts for use in connection with the Program in accordance with HUD requirements.

(d) The agreement with the depositary institution must provide that if required under a written notice from HUD to the depositary:
   (1) The depositary must not permit any withdrawal of deposited funds by the HA unless withdrawals by the HA are expressly authorized by written notice from HUD to the depositary.
   (2) The depositary must permit withdrawals of deposited funds by HUD.

(e) If approved by HUD, the HA may deposit under the depositary agreement monies received or held by the HA in connection with any contract between the HA and HUD.

1.14 PROGRAM RECORDS

(a) The HA must maintain complete and accurate books of account and records for the Program. The books and records must be in accordance with HUD requirements, and must permit a speedy and effective audit.

(b) The HA must furnish HUD such financial and Program reports, records, statements, and documents at such times,

in such form, and accompanied by such supporting data, as required by HUD.

(c) HUD and the Comptroller General of the United States, or their duly authorized representatives, must have full and free access to all HA offices and facilities, and to all the books, documents and records of the HA relevant to administration of the Program, including the right to audit and to make copies.

(d) The HA must engage and pay an independent public accountant to conduct audits that are required by HUD. The cost of audits required by HUD may be charged against Program Receipts.

1.15 DEFAULT BY HA

(a) Upon written notice to the HA, HUD may take possession of all or any HA property, rights or interests in connection with the Program, including funds held by a depositary, Program Receipts, and rights or interests under a contract for housing assistance payments with an owner, if HUD determines that:
   (1) The HA has failed to comply with any obligations under this ACC; or
   (2) The HA has failed to comply with obligations under a contract for housing assistance payments with an owner, or has failed to take appropriate action, to HUD's satisfaction or as directed by HUD, for enforcement of the HA's rights under a contract for housing assistance payments (including requiring actions by the owner to cure a default, termination, or reduction of housing assistance payments, termination of the contract for housing assistance payments, or recovery of overpayments); or
   (4) The HA has made any misrepresentation to HUD of any material fact.

(b) HUD's exercise or non-exercise of any right or remedy under this ACC is not a waiver of HUD's right to exercise that or any other right or remedy at any time.

1.16 FIDELITY BOND COVERAGE

The HA must carry adequate fidelity bond coverage, as required by HUD, of its officers, agents, or employees handling cash or authorized to sign checks or certify vouchers.

1.17 EXCLUSION FROM PROGRAM

Recipients of public assistance may not be excluded from participation in or be denied the benefit of the Program because of such status.

1.18 CONFLICT OF INTEREST PROVISIONS

(a) Neither the HA nor any of its contractors or their subcontractors may enter into any contract, subcontract, or arrangement in connection with the Program in which any of the following classes of persons has an interest, direct or indirect, during tenure or for one year thereafter:
   (1) Any present or former member or officer of the HA (except a tenant commissioner).
   (2) Any employee of the HA who formulates policy or who influences decisions with respect to

the Program.

(3) Any public official, member of a governing body, or State of local legislator who exercises functions or responsibilities with respect to the Program.

(b) Any member of these classes of persons must disclose the member's interest or prospective interest to the HA and HUD.

(c) The requirements of this section may be waived by HUD for good cause. No person for whom a waiver is granted shall be permitted to exercise responsibilities or functions with respect to a contract for housing assistance payments executed, or to be executed, on his or her behalf, or with respect to a contract for housing assistance payments to which this person is a party.

(d) The provisions of this section do not apply to the depositary agreement, or to utility service for which the rates are fixed or controlled by a governmental agency.

1.19 INTEREST OF MEMBER OF OR DELEGATE TO CONGRESS

No member of or delegate to the Congress of the United States of America or resident commissioner shall be admitted to any share or part of this ACC or to any benefits which may arise from it.

1.20 LABOR STANDARDS

The HA shall incorporate or cause to be incorporated into any contract for moderate rehabilitation of nine or more assisted units such clause or clauses as are required by HUD for compliance with its regulations issued pursuant to the Copeland Act, the Davis-Bacon Act, and the Contract Work Hours and Safety Standards Act. The HA shall cooperate with HUD in conducting compliance reviews pursuant to these Acts and regulations.

1.21 SECTION 3 REQUIREMENTS

Subject to the threshold provisions of 24 CFR 135.3, the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, and HUD's implementing regulations at 24 CFR part 135 are applicable to projects assisted under this ACC. Notwithstanding any other provision of this ACC, the HA shall carry out the provisions of Section 3, the regulations at 24 CFR part 135, and all applicable rules and orders issued thereto prior to the execution of this ACC. The HA certifies and agrees that it is under no contractual or other disability which would prevent it from complying with these requirements. Compliance with these provisions prior to approval by HUD of the application for this ACC shall be a condition of the Federal financial assistance provided to the project, binding upon the HA, its successors and assigns. Failure to fulfill these requirements shall subject the HA, its contractors and subcontractors, its successors and assigns to the sanctions specified by this ACC and such sanctions as specified by 24 CFR 135.76(g) or any successor provisions. The HA shall incorporate or cause to be incorporated into any contract pursuant to this ACC such clause or clauses as are required by HUD for compliance with its regulations issued pursuant to the Housing and Urban Development Act of 1968, as amended. The HA

shall cooperate with HUD in conducting compliance reviews pursuant to said Act and regulations.

1.22 EQUAL EMPLOYMENT OPPORTUNITY

(a) The HA shall comply with Executive Order 11246, and shall incorporate or cause to be incorporated into all contracts for construction work (which exceed $10,000) or modifications thereof, as defined by the regulations of the Secretary of Labor at 41 CFR part 60, which are to be performed pursuant to this ACC, the Equal Opportunity Clause contained in Section 202 of Executive Order 11246.

(b) The HA agrees that it will assist and cooperate actively with HUD and the Secretary of Labor in obtaining compliance of contractors and subcontractors with the rules, regulations and relevant orders of the Secretary of Labor, that it will furnish HUD and the Secretary of Labor such information as they may require for the supervision of such compliance and that it will otherwise assist HUD in the discharge of HUD's primary responsibility for securing compliance.

(c) The HA further agrees that it will refrain from entering into any contract or contract modifications subject to Executive Order 11246 with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and Federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violations of the Equal Opportunity Clause as may be imposed upon contractors and subcontractors by HUD or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order.

1.23 ACC

(a) The ACC is a contract between HUD and the HA.

(b) This ACC supersedes any previous Annual Contributions Contracts for the Program. Matters relating to funding or operation of the Program under a previous Annual Contributions Contract are governed by this ACC.

SIGNATURES:

HOUSING AGENCY

SAN FRANCISCO HOUSING AUTHORITY
Name of Housing Agency

Signature Date signed

By: RONNIE DAVIS ACTING EXECUTIVE DIRECTOR
Print or type the name and official title of person who signs

UNITED STATES OF AMERICA

Secretary of Housing and Urban Development

Signature Date signed

By:
Print or type the name and official title of person who signs

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SECTION 8 MODERATE REHABILITATION PROGRAM
SINGLE ROOM OCCUPANCY
ANNUAL CONTRIBUTIONS CONTRACT
FUNDING EXHIBIT

HOUSING AUTHORITY : SAN FRANCISCO HOUSING AUTHORITY

HOUSING AUTHORITY FISCAL YEAR END: 9/30 CACC NO.: CA001SRO

PROJECT NO.	FIRST DATE OF TERM	LAST DATE OF TERM	CONTRACT AUTHORITY	BUDGET AUTHORITY	UNITS
CA001SR0017	09-01-97	08-31-08	$325,728	$3,257,728	52